

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Central Bellevue /92
Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 590
 Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$192,000	\$214,000	\$406,000	\$432,400	93.9%	12.03%
2004 Value	\$210,800	\$214,600	\$425,400	\$432,400	98.4%	11.65%
Change	+\$18,800	+\$600	+\$19,400		+4.5%	-0.38%
% Change	+9.8%	+0.3%	+4.8%		+4.8%	-3.16%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.38% and -3.16% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$191,900	\$194,900	\$386,800
2004 Value	\$210,700	\$194,200	\$404,900
Percent Change	+9.8%	-0.4%	+4.7%

Number of one to three unit residences in the Population: 5273

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Sub Area 6 had lower average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward. Similarly, homes in very good condition and homes grade greater than 10 had higher average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties downward.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

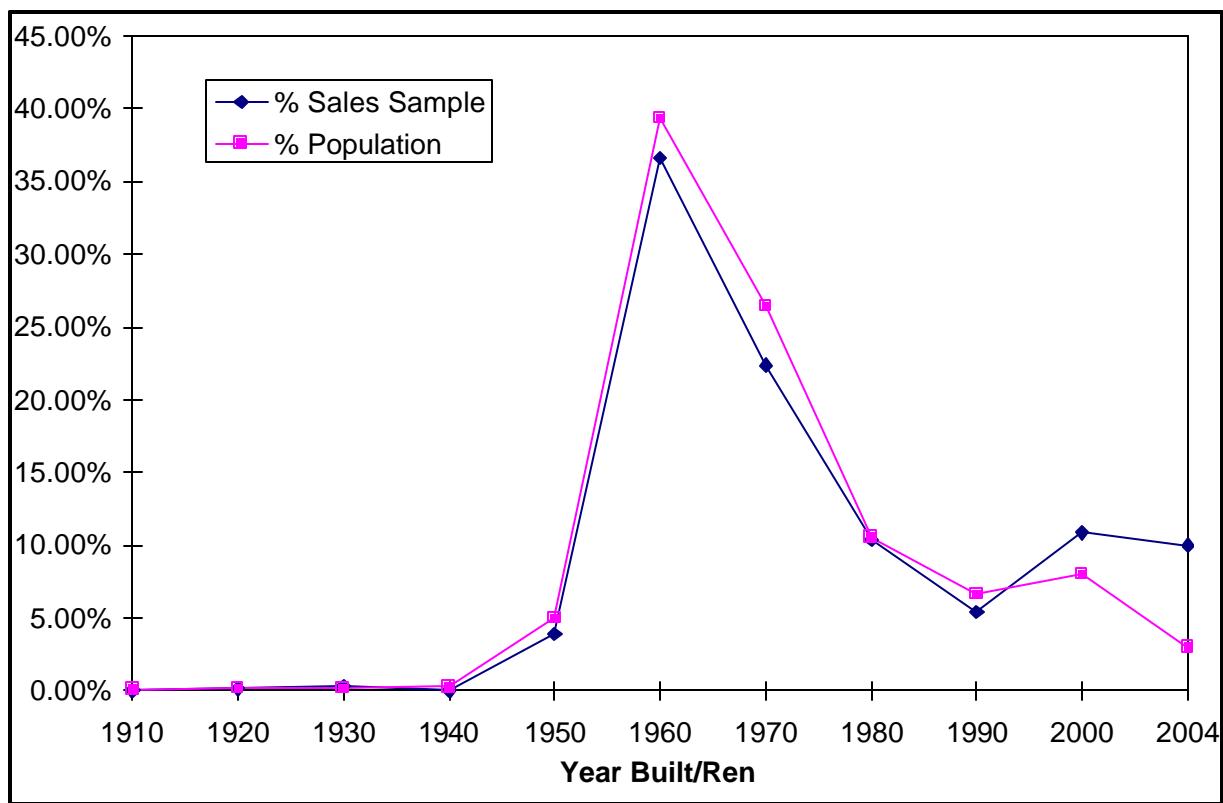
Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample

Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.17%
1930	2	0.34%
1940	0	0.00%
1950	23	3.90%
1960	216	36.61%
1970	132	22.37%
1980	61	10.34%
1990	32	5.42%
2000	64	10.85%
2004	59	10.00%
	590	

Population

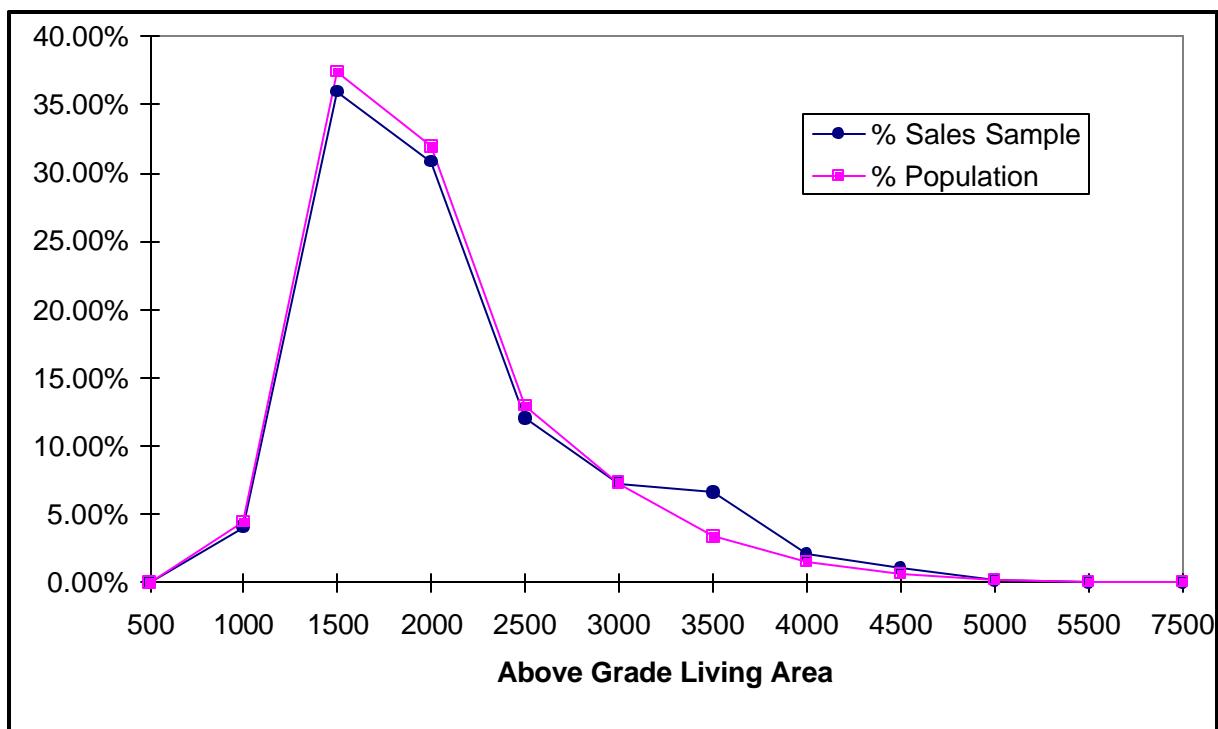
Year Built/Ren	Frequency	% Population
1910	6	0.11%
1920	11	0.21%
1930	12	0.23%
1940	16	0.30%
1950	266	5.04%
1960	2076	39.37%
1970	1395	26.46%
1980	557	10.56%
1990	352	6.68%
2000	424	8.04%
2004	158	3.00%
	5273	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	0	0.00%	500	1	0.02%
1000	24	4.07%	1000	237	4.49%
1500	212	35.93%	1500	1972	37.40%
2000	182	30.85%	2000	1685	31.96%
2500	71	12.03%	2500	683	12.95%
3000	43	7.29%	3000	385	7.30%
3500	39	6.61%	3500	178	3.38%
4000	12	2.03%	4000	79	1.50%
4500	6	1.02%	4500	35	0.66%
5000	1	0.17%	5000	11	0.21%
5500	0	0.00%	5500	4	0.08%
7500	0	0.00%	7500	3	0.06%
	590			5273	

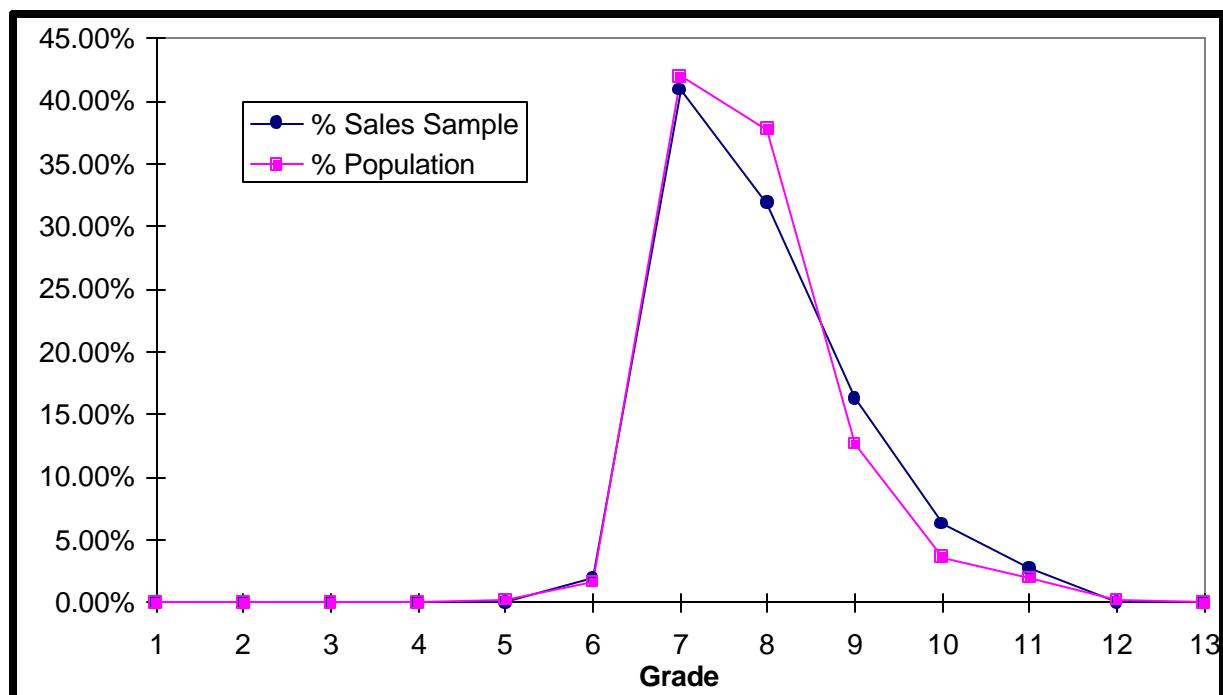


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

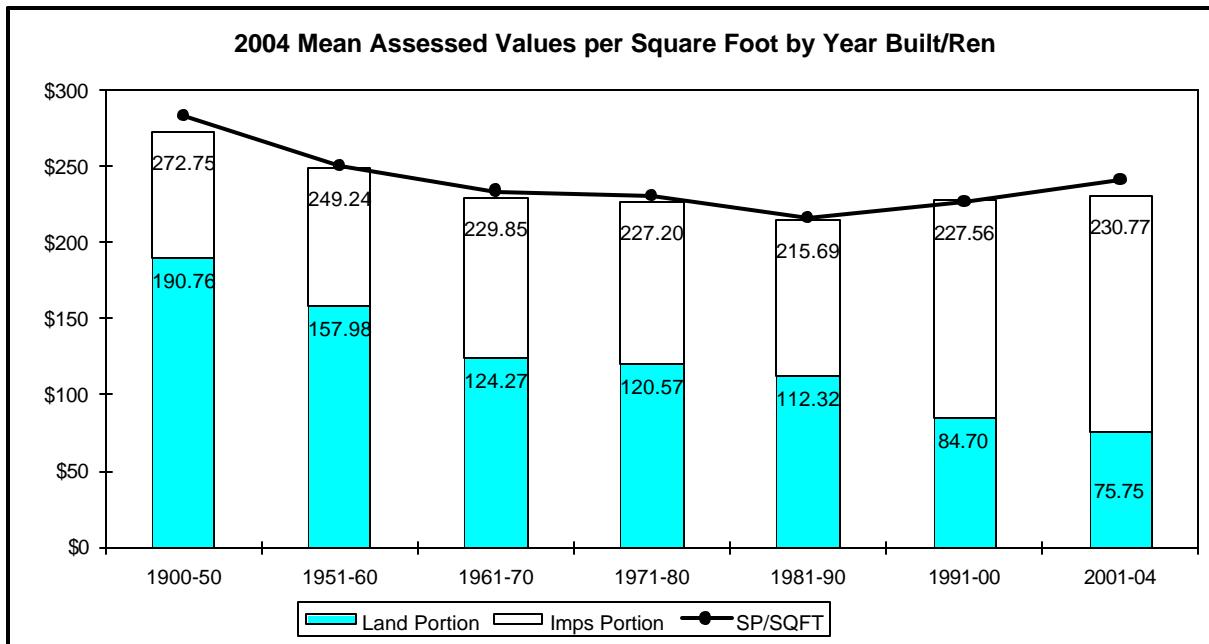
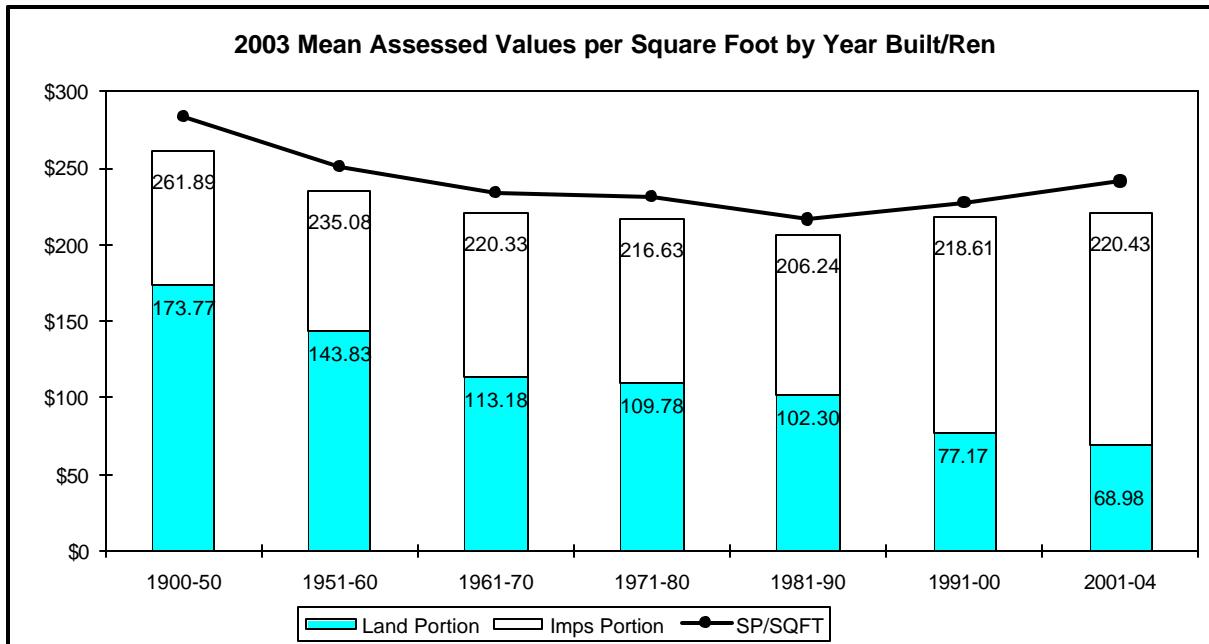
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	12	2.03%
7	241	40.85%
8	188	31.86%
9	96	16.27%
10	37	6.27%
11	16	2.71%
12	0	0.00%
13	0	0.00%
	590	

Population		
Grade	Frequency	% Population
1	1	0.02%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	10	0.19%
6	86	1.63%
7	2212	41.95%
8	1991	37.76%
9	666	12.63%
10	191	3.62%
11	103	1.95%
12	13	0.25%
13	0	0.00%
	5273	



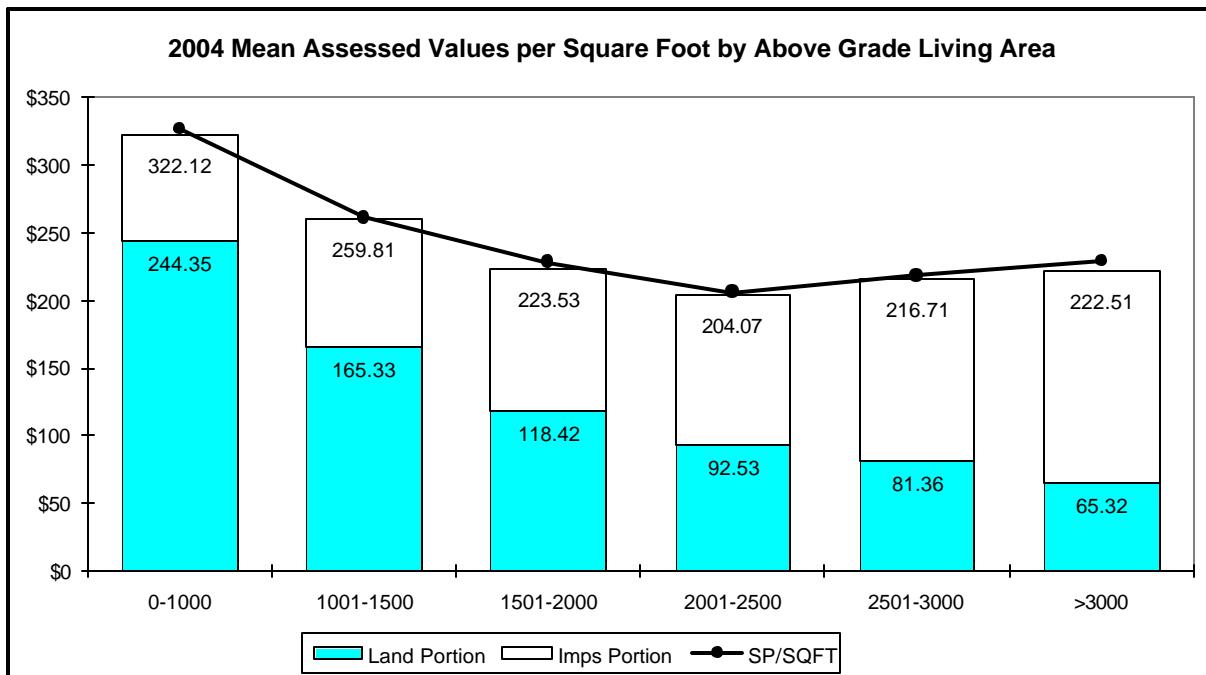
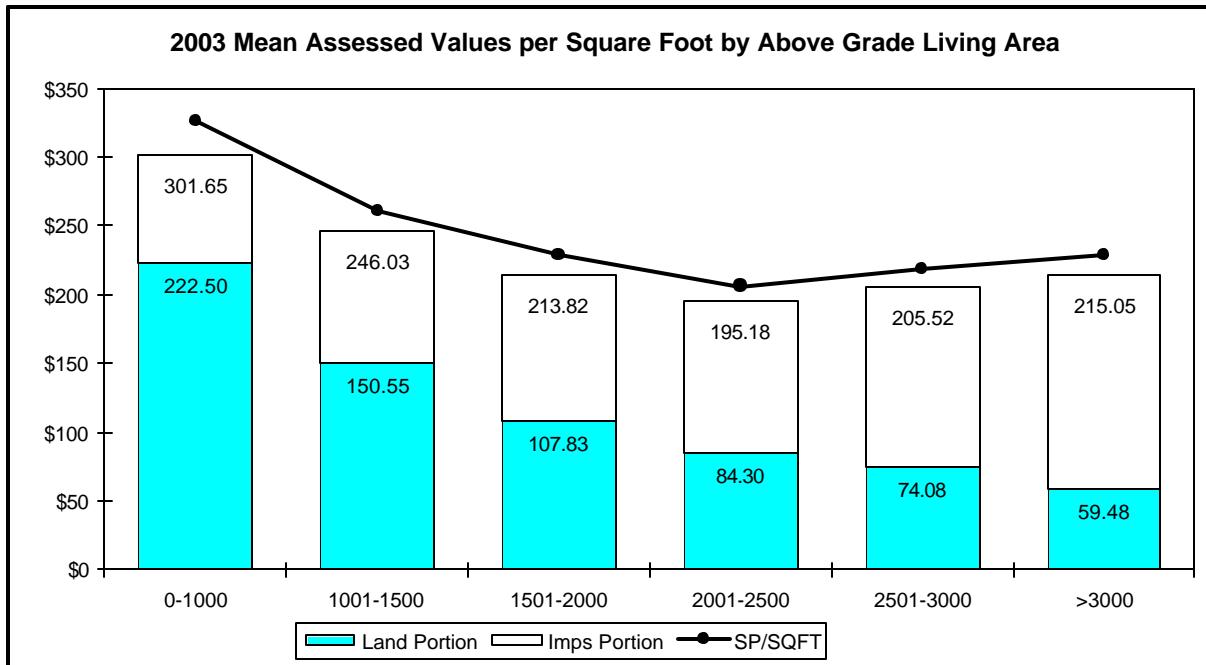
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



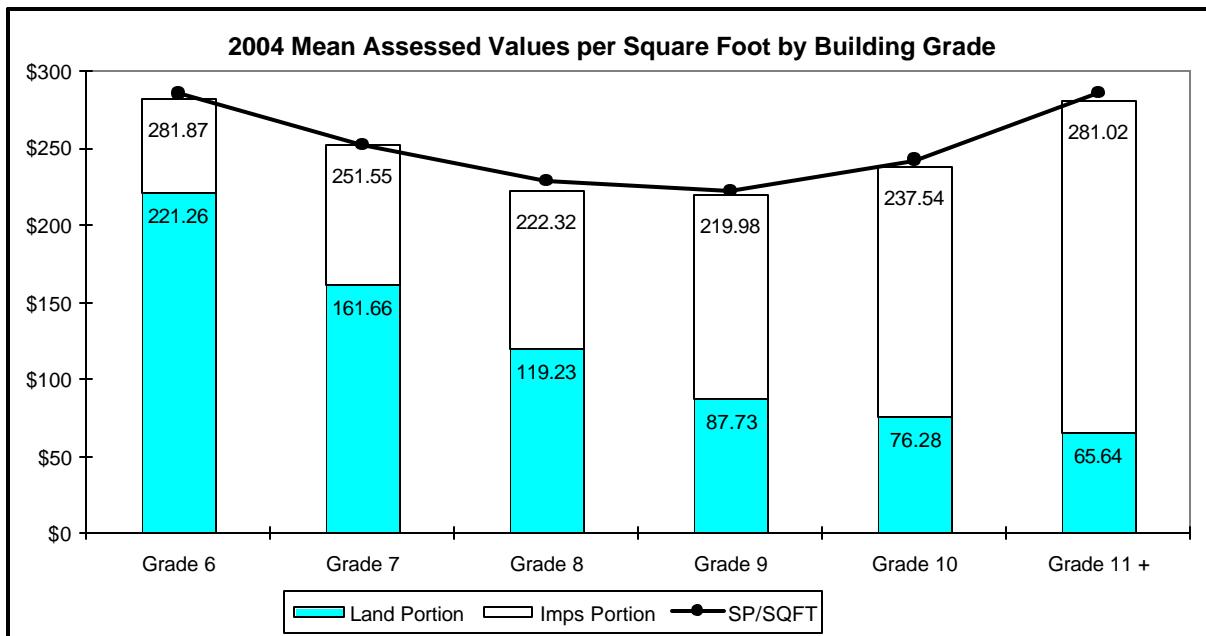
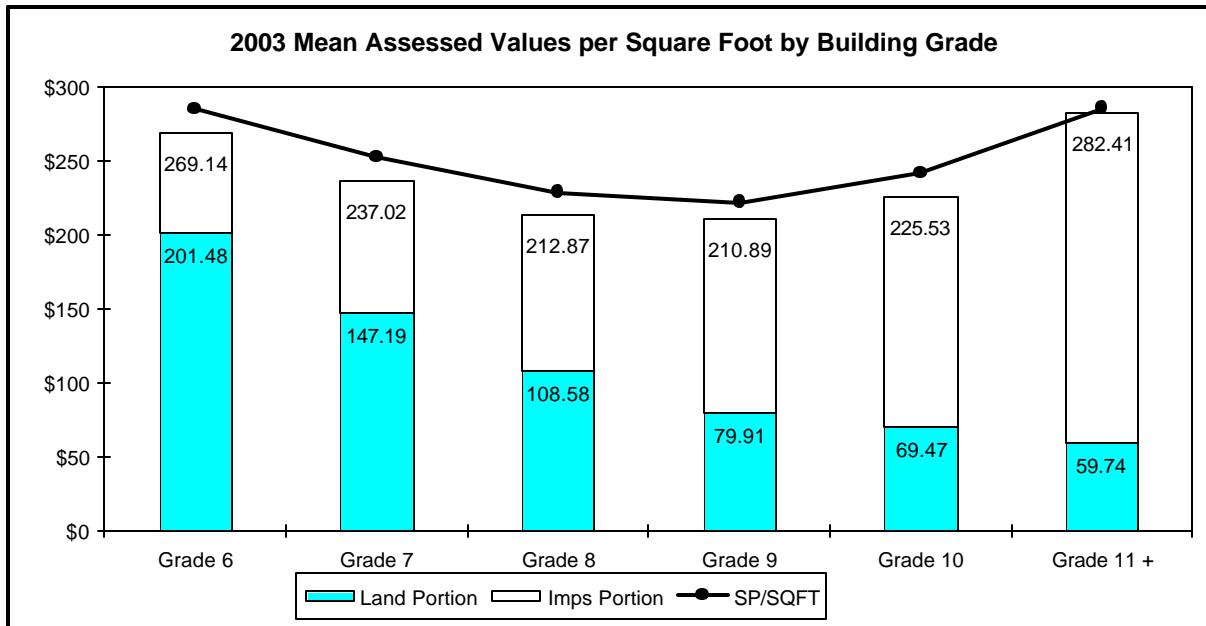
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 7 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 10% increase in land assessment for the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.10, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 590 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Sub Area 6 had lower average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward. Similarly, homes in very good condition, and homes grade greater than 10 had higher average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties downward.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .957078 - (0.05387964 \text{ if Sub Area 6}) + (0.04964772 \text{ if Very Good Condition}) + (0.07811029 \text{ if Grade Greater than 10})$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the model is applied to the principle building (2004 Total Value minus 2004 Land Value).

*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.

*If “accessory improvements only”, New Total Value= (2004 Land Value + Previous Improvement Value * 1.00).

*If vacant parcels (no improvement value) only the land adjustment applies.

*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)

*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.

*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.

*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).

*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.00, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 92 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.48%

Vgood Cond	Yes
% Adjustment	-5.15%
Subarea 6	Yes
% Adjustment	5.33%
Grade 11	Yes
% Adjustment	-7.88%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a very good condition improvement would receive a downward adjustment of -.67% (4.48% Overall -5.15% Vgood Condition). There are 67 sales, 696 in the population. 13% of the total population would receive this adjustment.

Sub Area 6 would receive an upward adjustment of +9.81% (4.48% Overall +5.33% SubArea 6 adjustment). There are 141 sales, 1202 in the population. 22% of the total population would receive this adjustment.

Note: There are 47 Grade 11's in SubArea 6 which would receive both the SubArea 6 and Grade 11 Adjustment. There are also 118 improvements in SubArea 6 in VeryGood condition they also would receive both the SubArea 6 and VGood condition adjustments.

Grade 11's would receive a downward adjustment of -3.40% (4.48% Overall -7.88% for Grade 11). There are 16 sales, 103 in the population. 2% of the total population would receive this adjustment.

63% of the population of 1 to3 family home parcels in the area are adjusted by the overall alone.

Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
6	12	0.953	0.995	4.4%	0.926	1.063
7	241	0.938	0.995	6.1%	0.980	1.011
8	188	0.930	0.972	4.4%	0.955	0.988
9	96	0.943	0.987	4.6%	0.964	1.010
10	37	0.929	0.978	5.2%	0.940	1.016
11	16	0.982	0.977	-0.5%	0.919	1.035
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
<=1950	26	0.932	0.969	3.9%	0.922	1.015
1951-1960	216	0.936	0.990	5.8%	0.973	1.007
1961-1970	132	0.946	0.987	4.3%	0.967	1.006
1971-1980	61	0.938	0.983	4.9%	0.957	1.010
1981-1990	32	0.958	1.001	4.6%	0.968	1.035
1991-2000	64	0.965	1.002	3.8%	0.976	1.028
>2000	59	0.911	0.952	4.6%	0.921	0.983
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
Average	258	0.934	0.983	5.2%	0.968	0.997
Good	265	0.938	0.989	5.5%	0.975	1.003
Very Good	67	0.967	0.970	0.3%	0.940	1.000
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
1	418	0.931	0.978	5.1%	0.967	0.990
1.5	9	0.913	0.968	6.0%	0.872	1.064
>=2	163	0.954	0.994	4.2%	0.977	1.011
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L..
<=1000	24	0.923	0.986	6.8%	0.942	1.030
1001-1500	212	0.941	0.994	5.6%	0.978	1.009
1501-2000	182	0.937	0.979	4.5%	0.961	0.997
2001-2500	71	0.944	0.987	4.6%	0.962	1.013
2501-3000	43	0.940	0.991	5.4%	0.956	1.027
>3000	58	0.937	0.969	3.4%	0.936	1.002

Area 92 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

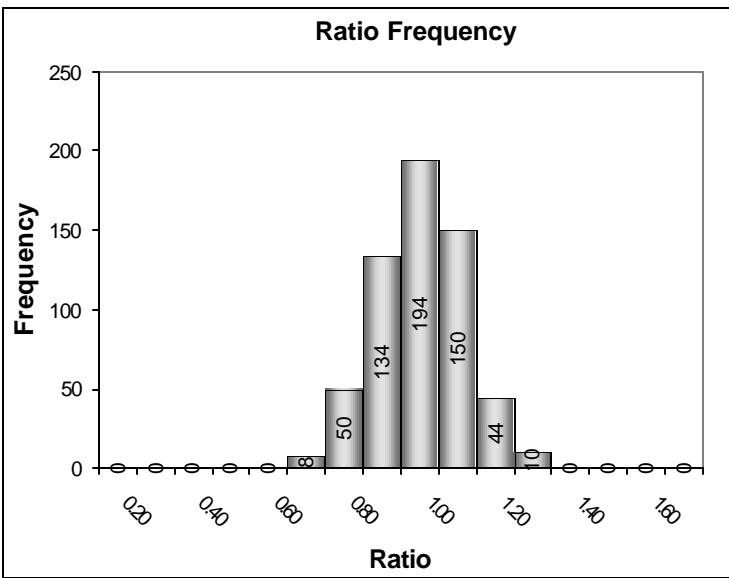
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	557	0.939	0.985	4.8%	0.975	0.994
Y	33	0.934	0.974	4.2%	0.923	1.025
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	590	0.939	0.984	4.8%	0.974	0.993
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	141	0.898	0.977	8.8%	0.955	0.999
7	299	0.950	0.982	3.3%	0.969	0.994
10	150	0.960	0.996	3.7%	0.977	1.014
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<8001	94	0.951	0.992	4.4%	0.970	1.015
08001-12000	357	0.939	0.987	5.1%	0.975	0.999
12001-16000	77	0.934	0.974	4.2%	0.948	0.999
16001-20000	33	0.945	0.982	4.0%	0.929	1.035
>20000	29	0.921	0.961	4.4%	0.912	1.011

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NE / Team-1	Lien Date: 01/01/2003	Date of Report: 7/7/2004	Sales Dates: 1/2002 - 12/2003
Area 92-6/7/10	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	590		
Mean Assessed Value	406,000		
Mean Sales Price	432,400		
Standard Deviation AV	163,007		
Standard Deviation SP	182,549		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.952		
Median Ratio	0.951		
Weighted Mean Ratio	0.939		
UNIFORMITY			
Lowest ratio	0.674		
Highest ratio:	1.255		
Coefficient of Dispersion	9.72%		
Standard Deviation	0.114		
Coefficient of Variation	12.03%		
Price Related Differential (PRD)	1.014		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.941		
Upper limit	0.963		
95% Confidence: Mean			
Lower limit	0.943		
Upper limit	0.961		
SAMPLE SIZE EVALUATION			
N (population size)	5273		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.114		
Recommended minimum:	21		
Actual sample size:	590		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	296		
# ratios above mean:	294		
Z:	0.082		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



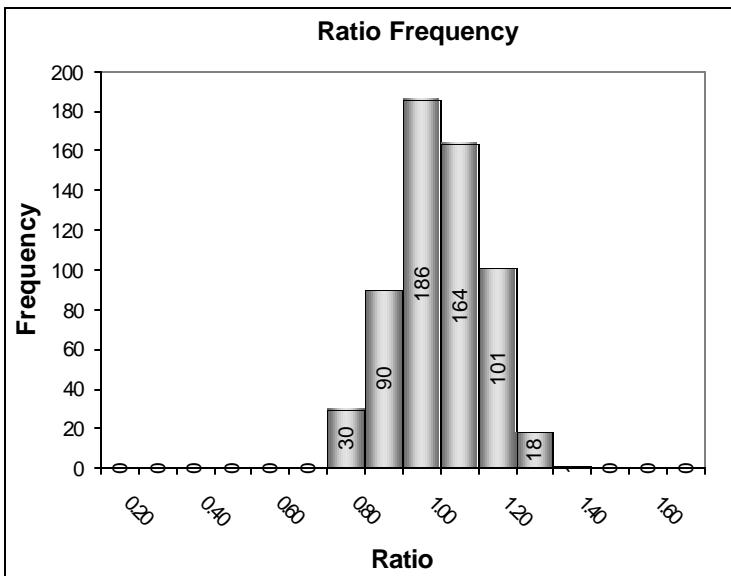
COMMENTS:

1 to 3 Unit Residences throughout area 92

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NE / Team-1	Lien Date: 01/01/2004	Date of Report: 7/7/2004	Sales Dates: 1/2002 - 12/2003
Area 92-6/7/10	Appr ID: PPAG	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	590		
Mean Assessed Value	425,400		
Mean Sales Price	432,400		
Standard Deviation AV	166,556		
Standard Deviation SP	182,549		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.993		
Weighted Mean Ratio	0.984		
UNIFORMITY			
Lowest ratio	0.714		
Highest ratio:	1.309		
Coefficient of Dispersion	9.47%		
Standard Deviation	0.116		
Coefficient of Variation	11.65%		
Price Related Differential (PRD)	1.015		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.986		
Upper limit	1.009		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.008		
SAMPLE SIZE EVALUATION			
N (population size)	5273		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.116		
Recommended minimum:	22		
Actual sample size:	590		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	305		
# ratios above mean:	285		
Z:	0.823		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 92

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	126620	0115	1/28/03	\$256,000	790	0	6	1950	3	9660	N	N	11051 NE 15TH ST
006	808540	0495	4/22/03	\$330,000	830	0	6	1953	4	8100	N	N	9844 NE 26TH ST
006	808540	0507	4/26/02	\$319,000	930	0	6	1954	4	8640	N	N	9851 NE 26TH ST
006	202505	9037	3/12/02	\$350,000	1270	0	6	1925	3	14907	N	N	2802 BELLEVUE WY NE
006	953310	0050	11/21/02	\$312,500	880	450	7	1952	4	8640	N	N	10214 NE 21ST PL
006	808540	0440	8/26/02	\$340,000	910	820	7	1953	3	8100	N	N	9832 NE 27TH ST
006	953310	0245	9/1/03	\$370,000	920	360	7	1952	3	8714	N	N	10231 NE 20TH PL
006	025000	0250	7/15/03	\$266,750	930	0	7	1954	3	7679	N	N	10621 NE 26TH ST
006	953360	0050	10/21/02	\$360,000	950	800	7	1953	3	10273	N	N	10021 NE 22ND ST
006	070800	0085	3/27/03	\$315,000	960	600	7	1954	3	9593	N	N	10631 NE 16TH ST
006	434880	0010	1/28/02	\$300,000	960	600	7	1952	4	9112	N	N	1210 111TH AV NE
006	507840	0120	4/4/02	\$314,000	1000	700	7	1952	3	7350	N	N	1430 102ND AV NE
006	953410	0025	8/27/02	\$270,000	1010	0	7	1955	3	10150	N	N	10540 NE 21ST PL
006	126620	0025	12/3/03	\$305,000	1010	0	7	1949	4	10260	N	N	11034 NE 15TH ST
006	808540	0385	12/18/02	\$370,000	1020	0	7	1950	4	9384	N	N	9814 NE 28TH ST
006	024900	0010	4/14/03	\$255,750	1030	0	7	1952	3	6754	N	N	2423 105TH AV NE
006	886100	0135	6/6/03	\$427,500	1050	1000	7	1953	4	14403	N	N	10219 NE 30TH PL
006	025000	0240	6/3/02	\$285,000	1080	0	7	1954	4	8233	N	N	10635 NE 26TH ST
006	953360	0085	9/23/03	\$385,000	1100	640	7	1953	3	10230	N	N	10009 NE 21ST ST
006	070800	0070	5/22/02	\$280,000	1110	0	7	1953	3	8630	N	N	1411 108TH AV NE
006	953360	0135	1/8/03	\$350,000	1120	1350	7	1953	3	10584	N	N	1814 100TH AV NE
006	953360	0090	12/8/03	\$405,000	1120	710	7	1954	4	10230	Y	N	10017 NE 21ST ST
006	886100	0130	5/19/03	\$380,000	1120	300	7	1953	3	13468	N	N	10209 NE 30TH PL
006	953360	0095	8/6/02	\$390,000	1130	0	7	1953	3	10273	Y	N	10025 NE 21ST ST
006	024900	0045	10/6/03	\$250,000	1140	0	7	1953	5	8009	N	N	10506 NE 26TH ST
006	024900	0135	10/31/03	\$360,000	1140	0	7	1953	5	9137	N	N	2634 106TH AV NE
006	025000	0055	3/4/03	\$309,000	1150	0	7	1954	4	8391	N	N	2713 107TH AV NE
006	808540	0401	11/20/02	\$439,000	1160	600	7	1953	3	9656	N	N	9854 NE 28TH ST
006	068500	0195	4/1/03	\$336,000	1170	850	7	1952	3	8618	N	N	2322 100TH AV NE
006	068500	0145	10/7/03	\$405,000	1170	570	7	1968	3	8442	N	N	10223 NE 24TH ST

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Area 92
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	634400	0010	7/19/02	\$290,000	1180	0	7	1958	4	9112	N	N	10638 NE 18TH ST	
006	025000	0050	6/21/02	\$283,500	1180	0	7	1954	3	7761	N	N	2705 NE 107TH ST	
006	126620	0005	8/6/02	\$315,000	1180	0	7	1952	3	10260	N	N	11004 NE 15TH ST	
006	953310	0160	11/25/02	\$379,000	1180	0	7	1952	3	8640	N	N	10216 NE 20TH PL	
006	025000	0320	9/23/03	\$329,000	1190	0	7	1954	4	9293	N	N	10807 NE 26TH ST	
006	068500	0155	2/11/02	\$285,000	1200	300	7	1968	4	8442	N	N	10211 NE 24TH ST	
006	292505	9188	10/24/03	\$307,000	1200	0	7	1952	3	11269	N	N	1211 112TH AV NE	
006	292505	9183	6/3/03	\$310,000	1200	0	7	1952	3	6831	N	N	1209 112TH AV NE	
006	339150	0060	3/19/02	\$302,500	1210	0	7	1955	4	10191	N	N	11006 NE 18TH PL	
006	808540	0365	6/27/03	\$345,000	1210	0	7	1954	3	9384	N	N	9831 NE 29TH ST	
006	953310	0030	8/14/03	\$323,000	1240	0	7	1952	3	8640	N	N	10240 NE 21ST PL	
006	024900	0220	1/3/03	\$365,000	1250	0	7	1952	4	10350	N	N	10536 NE 24TH ST	
006	808540	0465	12/19/03	\$325,000	1260	0	7	1952	4	8100	N	N	9833 NE 27TH ST	
006	325050	0010	7/26/02	\$364,000	1260	0	7	1951	3	11700	N	N	1911 100TH AV NE	
006	292505	9140	11/13/02	\$300,000	1270	800	7	1956	5	9147	N	N	1216 108TH AV NE	
006	068500	0070	2/26/03	\$317,500	1280	0	7	1953	3	8968	N	N	10239 NE 23RD ST	
006	024900	0150	7/24/02	\$282,000	1310	0	7	1952	5	8555	N	N	10504 NE 25TH ST	
006	278580	0010	6/22/02	\$401,000	1310	1310	7	1957	3	10802	N	N	2508 102ND AV NE	
006	796390	0095	5/19/03	\$329,950	1310	0	7	1977	3	14250	N	N	1920 109TH AV NE	
006	068500	0030	6/13/02	\$360,600	1310	0	7	1953	3	9046	N	N	10037 NE 23RD ST	
006	507840	0185	3/12/03	\$460,000	1320	0	7	1952	3	9180	Y	N	10048 NE 13TH ST	
006	664590	0040	1/9/03	\$297,000	1390	0	7	1953	4	10209	N	N	10031 NE 29TH PL	
006	025000	0020	6/23/03	\$329,900	1400	0	7	1954	4	8352	N	N	10710 NE 28TH ST	
006	292505	9171	8/13/03	\$372,000	1410	0	7	1955	5	9147	N	N	1226 108TH AV NE	
006	953310	0285	6/11/03	\$435,000	1410	0	7	1952	3	8241	Y	N	2045 102ND AV NE	
006	025000	0325	4/1/03	\$297,500	1420	0	7	1954	3	8400	N	N	2516 108TH AV NE	
006	634400	0135	5/8/02	\$322,000	1420	0	7	1953	3	9380	N	N	1707 108TH AV NE	
006	953310	0180	5/10/03	\$282,000	1450	0	7	1952	3	8640	N	N	10240 NE 20TH PL	
006	808540	0450	4/8/03	\$345,000	1450	110	7	1953	4	8370	N	N	9856 NE 27TH ST	
006	808540	0426	6/25/02	\$510,000	1450	1370	7	1962	4	8520	N	N	2724 98TH AV NE	
006	808540	0426	5/7/03	\$512,000	1450	1370	7	1962	4	8520	N	N	2724 98TH AV NE	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	066300	0015	6/3/03	\$389,000	1460	0	7	1951	4	10000	N	N	10424 NE 17TH ST
006	238700	0070	4/26/02	\$344,000	1490	0	7	1963	4	9000	N	N	10434 NE 16TH PL
006	507840	0280	5/6/02	\$388,400	1490	0	7	1951	4	11360	Y	N	10028 NE 15TH ST
006	507840	0280	10/1/02	\$388,900	1490	0	7	1951	4	11360	Y	N	10028 NE 15TH ST
006	808540	0570	5/14/02	\$450,000	1500	0	7	1970	4	10800	N	N	9825 NE 25TH ST
006	024900	0185	7/22/02	\$385,000	1540	0	7	1952	5	8642	N	N	10523 NE 26TH ST
006	066300	0045	7/3/02	\$450,000	1550	0	7	1951	4	14356	N	N	10435 NE 17TH ST
006	025000	0235	11/7/03	\$383,000	1580	0	7	1967	4	8260	N	N	10705 NE 26TH ST
006	072600	0105	6/17/03	\$437,870	1580	0	7	1954	5	9024	N	N	10609 NE 13TH ST
006	068500	0275	11/20/03	\$392,500	1600	0	7	1953	3	8442	N	N	10242 NE 23RD ST
006	068500	0290	5/13/03	\$315,000	1630	0	7	1952	3	7808	N	N	2317 103RD AV NE
006	070800	0140	7/25/02	\$350,000	1630	0	7	1953	4	8710	N	N	10627 NE 14TH ST
006	953310	0090	4/1/02	\$307,500	1660	0	7	1954	3	9450	N	N	2019 104TH AV NE
006	953310	0205	4/1/02	\$307,500	1660	0	7	1954	3	9450	N	N	2007 104TH AV NE
006	953310	0210	10/16/03	\$323,951	1660	0	7	1954	4	9458	N	N	1925 104TH AV NE
006	664290	0010	10/24/03	\$379,000	1670	600	7	1982	3	10200	N	N	10035 NE 28TH PL
006	024900	0245	2/12/02	\$405,000	1670	0	7	1952	5	8964	N	N	10505 NE 25TH ST
006	066300	0050	7/1/03	\$367,000	1680	0	7	1951	4	17136	N	N	10425 NE 17TH ST
006	953360	0065	5/5/03	\$408,500	1680	0	7	1953	3	10230	Y	N	10020 NE 21ST ST
006	025000	0090	2/7/02	\$320,000	1690	0	7	1954	5	7660	N	N	10705 NE 28TH ST
006	142420	0090	8/29/02	\$375,000	1690	0	7	1953	4	13300	N	N	9838 NE 14TH ST
006	953360	0185	11/3/03	\$344,500	1700	0	7	1953	4	8534	N	N	1820 101ST AV NE
006	808540	0491	11/17/03	\$350,000	1700	0	7	1952	4	8100	N	N	9826 NE 26TH ST
006	068500	0230	6/12/02	\$364,950	1700	0	7	1953	3	8442	N	N	10034 NE 23RD ST
006	068500	0230	4/25/03	\$495,000	1700	0	7	1953	3	8442	N	N	10034 NE 23RD ST
006	025000	0150	3/12/03	\$450,000	1710	0	7	1954	4	12466	N	N	10728 NE 26TH ST
006	202505	9134	7/17/03	\$360,000	1760	0	7	1953	3	16928	N	N	10314 NE 28TH PL
006	808600	0090	12/29/03	\$499,950	1770	350	7	1958	4	11057	N	N	9840 NE 22ND ST
006	339150	0215	7/22/02	\$339,000	1800	0	7	1955	4	10000	N	N	10916 NE 17TH ST
006	292505	9176	1/13/03	\$420,000	1940	0	7	1978	4	16552	N	N	1602 108TH AV NE
006	292505	9110	9/6/02	\$850,000	2000	0	7	1918	5	38803	N	N	2004 104TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
006	808600	0061	1/14/02	\$405,000	2040	0	7	1958	3	10853	N	N	9849 NE 23RD ST	
006	808600	0056	4/3/03	\$407,000	2110	0	7	1958	3	11008	N	N	9855 NE 23RD ST	
006	953310	0290	2/21/02	\$432,000	2130	0	7	1953	5	8321	Y	N	2051 102ND AV NE	
006	808540	0435	6/27/02	\$469,000	2160	0	7	1952	5	8100	N	N	9814 NE 27TH ST	
006	202505	9111	1/7/03	\$405,000	2260	700	7	1953	4	10390	N	N	2630 100TH AV NE	
006	507840	0170	3/24/03	\$440,000	2640	0	7	1950	4	8925	Y	N	10024 NE 13TH ST	
006	953440	0100	5/1/02	\$435,000	2760	0	7	1973	3	7537	N	N	10293 NE 22ND PL	
006	808540	0246	4/5/02	\$450,000	1330	1210	8	1953	4	9248	N	N	9848 NE 29TH ST	
006	292505	9326	2/14/02	\$305,500	1370	990	8	1978	3	9169	N	N	1909 108TH AV NE	
006	339150	0135	7/29/03	\$305,000	1420	0	8	1980	3	10092	N	N	1715 112TH AV NE	
006	339150	0140	12/29/03	\$360,000	1420	0	8	1980	3	10102	N	N	1655 112TH AV NE	
006	856240	0030	8/13/03	\$390,000	1430	0	8	1952	4	9485	N	N	10456 NE 15TH ST	
006	202505	9150	12/26/03	\$415,000	1440	0	8	1967	4	13296	N	N	10208 NE 26TH ST	
006	808540	0375	5/16/03	\$405,000	1450	0	8	1959	4	8976	N	N	2818 98TH AV NE	
006	796390	0130	11/20/02	\$537,000	1460	1080	8	1958	4	12960	N	N	2020 109TH AV NE	
006	292505	9234	6/13/02	\$350,000	1490	350	8	1978	3	12100	N	N	1411 110TH AV NE	
006	796390	0005	10/2/03	\$585,000	1680	900	8	1956	5	13970	N	N	10809 NE 20TH ST	
006	068690	0050	11/20/03	\$650,000	1800	1160	8	1966	4	10050	N	N	2646 109TH PL NE	
006	138910	0110	9/2/03	\$445,000	1960	0	8	1979	3	12450	N	N	10612 NE 19TH PL	
006	068500	0090	9/8/03	\$420,000	2020	0	8	1967	3	9694	N	N	10290 NE 22ND PL	
006	953440	0060	8/5/03	\$432,000	2140	0	8	1966	3	9751	N	N	10253 NE 22ND PL	
006	953360	0100	1/19/03	\$571,500	2197	0	8	1999	3	10292	Y	N	10024 NE 20TH ST	
006	025000	0115	3/15/02	\$680,000	2270	1050	8	1999	3	20381	N	N	2624 107TH AV NE	
006	808660	0060	1/31/03	\$690,000	2350	0	8	1959	4	11803	N	N	9838 NE 21ST ST	
006	808540	0586	3/7/02	\$654,500	2500	0	8	1974	3	18225	N	N	9818 NE 24TH ST	
006	068680	0095	4/21/03	\$619,000	2230	0	9	1953	4	29189	N	N	11035 NE 26TH PL	
006	202620	0055	7/1/02	\$975,000	2530	0	9	1999	3	35481	N	N	11 106TH AV NE	
006	068500	0170	1/10/02	\$565,000	2700	0	9	2001	3	8442	N	N	10115 NE 24TH ST	
006	126620	0327	10/22/03	\$559,000	2730	0	9	2001	3	8556	N	N	1249 112TH AV NE	
006	808540	0490	6/6/02	\$655,000	2770	0	9	2002	3	8100	N	N	9832 NE 26TH ST	
006	808540	0441	6/26/03	\$853,375	2980	0	9	2003	3	8100	N	N	9826 NE 27TH ST	

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	126620	0329	1/21/02	\$620,000	3470	0	9	2001	3	9762	N	N	1241 112TH AV NE
006	126620	0329	7/8/03	\$675,000	3470	0	9	2001	3	9762	N	N	1241 112TH AV NE
006	068500	0055	3/11/03	\$783,143	4260	0	9	2003	3	8998	N	N	10223 SE 23RD ST
006	068500	0055	7/28/03	\$875,000	4260	0	9	2003	3	8998	N	N	10223 NE 23RD ST
006	202505	9263	4/4/02	\$800,000	2560	340	10	2000	3	45719	N	N	11036 NE 24TH ST
006	808540	0461	3/18/02	\$770,000	2910	0	10	2001	3	8100	N	N	9839 NE 27TH ST
006	571000	0060	1/10/03	\$925,000	3010	0	10	1993	3	10080	N	N	9832 NE 15TH ST
006	292505	9265	3/25/02	\$930,000	3050	0	10	2001	3	9583	N	N	1524 108TH AV NE
006	202505	9152	7/11/02	\$799,000	3110	0	10	1991	3	12001	N	N	2412 100TH AV NE
006	142420	0096	6/13/02	\$850,000	3180	0	10	2001	3	13300	N	N	9904 NE 14TH ST
006	434000	0070	9/12/03	\$880,000	2580	0	11	1995	3	8064	N	N	1238 108TH AV NE
006	434000	0050	2/13/02	\$865,000	2710	0	11	1995	3	8578	N	N	1242 108TH AV NE
006	434000	0060	10/13/03	\$873,000	3060	0	11	1996	3	7728	N	N	1244 108TH AV NE
006	507840	0160	10/9/03	\$1,325,000	3390	1010	11	2003	3	15500	N	N	1404 100TH AV NE
006	507840	0011	8/8/03	\$1,400,000	3570	1490	11	2001	3	13596	N	N	10021 NE 13TH ST
006	507840	0030	6/17/03	\$1,500,000	3890	1720	11	2002	3	10413	Y	N	10045 NE 13TH ST
006	086200	0005	11/1/03	\$1,451,600	4380	800	11	2001	3	15381	Y	N	1726 99TH AV NE
006	507840	0270	4/8/02	\$1,425,000	4830	0	11	2001	3	11433	N	N	1622 100TH AV NE
007	342505	9045	9/24/02	\$250,000	1170	0	6	1959	5	15246	N	N	13815 SE 7TH ST
007	032405	9045	3/29/02	\$290,000	1180	0	6	1942	5	35719	N	N	809 140TH AV SE
007	102405	9092	10/2/02	\$230,000	1180	0	6	1962	5	17761	N	N	13602 SE 26TH ST
007	620550	0460	12/11/03	\$282,000	890	0	7	1950	4	8829	N	N	2601 121ST AV SE
007	255200	0050	2/22/02	\$226,000	940	0	7	1962	3	7728	N	N	2633 146TH AV SE
007	620610	0030	7/17/03	\$260,000	980	0	7	1953	5	10960	N	N	12310 SE 23RD ST
007	507670	0150	2/19/03	\$268,000	1010	750	7	1961	4	8535	N	N	2811 126TH AV SE
007	620550	0190	8/27/02	\$299,000	1010	860	7	1950	4	11244	N	N	2412 123RD AV SE
007	051450	0045	8/1/03	\$224,950	1040	0	7	1967	4	7500	N	N	2408 137TH AV SE
007	618920	0170	1/28/02	\$286,500	1060	440	7	1981	3	14250	N	N	2423 124TH PL NE
007	177650	0100	11/6/03	\$250,000	1090	0	7	1963	3	15580	N	N	605 124TH AV NE
007	954160	0476	8/12/03	\$270,000	1100	0	7	1964	4	10455	N	N	1703 128TH AV SE
007	358490	0020	7/24/03	\$325,000	1100	680	7	1967	4	9896	N	N	12976 SE 23RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	620610	0035	9/24/03	\$275,512	1110	0	7	1954	4	10960	N	N	12318 SE 23RD ST	
007	620550	0210	9/30/03	\$342,000	1130	940	7	1950	4	12960	N	N	2506 123RD AV SE	
007	507670	0130	6/2/03	\$355,000	1140	1120	7	1962	5	11010	N	N	12421 SE 28TH PL	
007	326010	0170	3/28/02	\$295,000	1140	400	7	1969	4	6300	N	N	12422 SE 4TH PL	
007	620610	0025	6/24/02	\$232,000	1170	0	7	1953	4	10960	N	N	12302 SE 23RD ST	
007	620610	0025	12/29/03	\$276,000	1170	0	7	1953	4	10960	N	N	12302 SE 23RD ST	
007	154680	0130	5/30/02	\$306,000	1190	1190	7	1958	5	11844	N	N	2422 127TH AV NE	
007	951200	0150	1/13/03	\$276,285	1200	620	7	1966	4	10419	N	N	12647 SE 27TH ST	
007	154680	0055	8/7/03	\$316,000	1200	670	7	1966	4	9752	N	N	2635 127TH AV NE	
007	326000	0610	5/20/03	\$309,500	1210	1210	7	1963	4	7245	N	N	443 129TH AV SE	
007	358490	0170	4/1/02	\$279,900	1230	530	7	1967	3	8890	N	N	12935 SE 23RD ST	
007	169360	0020	7/29/03	\$280,000	1250	735	7	1967	4	8054	N	N	12455 SE 29TH ST	
007	326010	0040	1/17/02	\$300,000	1250	460	7	1963	4	5750	N	N	12640 SE 4TH PL	
007	358490	0160	2/13/03	\$280,000	1260	620	7	1967	3	7182	N	N	12929 SE 23RD ST	
007	326010	0310	12/27/02	\$309,950	1260	1000	7	1974	4	7416	N	N	12517 SE 4TH PL	
007	051450	0155	5/13/03	\$240,000	1270	0	7	1956	4	7200	N	N	2446 138TH AV SE	
007	051450	0125	4/6/03	\$247,000	1290	0	7	1956	5	7200	N	N	2404 138TH AV SE	
007	020100	0330	6/5/02	\$343,500	1290	410	7	1967	4	9250	N	N	3020 128TH AV NE	
007	020100	0690	8/8/03	\$348,500	1310	0	7	1966	4	11520	N	N	12927 NE 29TH ST	
007	530710	0280	9/5/03	\$282,000	1320	500	7	1960	4	8316	N	N	12804 SE 29TH ST	
007	332505	9166	3/12/03	\$320,000	1320	1260	7	1967	4	15200	N	N	12252 NE 5TH ST	
007	051450	0115	3/27/02	\$212,000	1350	0	7	1956	3	7500	N	N	2411 138TH AV SE	
007	530710	0190	4/29/03	\$294,000	1350	410	7	1961	4	8773	N	N	2918 129TH AV SE	
007	042405	9067	7/10/03	\$272,200	1370	460	7	1959	4	19602	N	N	1805 132ND PL SE	
007	326000	0110	7/7/02	\$295,000	1370	0	7	1963	3	7350	N	N	512 129TH AV SE	
007	154660	0365	9/12/03	\$315,000	1380	810	7	1968	4	11368	N	N	3101 127TH AV NE	
007	954160	0430	9/30/03	\$385,000	1400	280	7	1956	3	13750	N	N	1812 127TH AV SE	
007	620550	0161	6/19/03	\$342,388	1420	930	7	1952	4	12019	N	N	2540 122ND AV SE	
007	332505	9174	11/18/02	\$298,400	1420	0	7	1970	4	13068	N	N	12604 NE 7TH ST	
007	247140	0015	9/10/02	\$292,500	1430	0	7	1959	4	11094	N	N	639 130TH AV NE	
007	951200	0130	3/11/03	\$290,500	1430	0	7	1961	4	10190	N	N	12639 SE 27TH ST	

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	020100	0450	6/10/02	\$338,000	1430	0	7	1967	4	6804	N	N	12917 NE 31ST ST
007	507670	0040	11/14/03	\$299,950	1440	0	7	1961	5	9216	N	N	12604 SE 29TH ST
007	326000	0480	1/23/03	\$260,000	1450	0	7	1966	4	7245	N	N	612 128TH AV SE
007	956030	0045	9/23/03	\$333,000	1470	350	7	1959	4	10276	N	N	2566 128TH AV SE
007	956070	0055	2/19/03	\$320,000	1480	1480	7	1960	4	9877	N	N	12627 SE 26TH PL
007	620750	0045	1/7/03	\$337,000	1510	1510	7	1958	4	9926	N	N	2504 127TH AV SE
007	956050	0035	6/23/03	\$299,500	1530	0	7	1959	4	12000	N	N	2616 129TH AV SE
007	923820	0025	4/4/02	\$280,000	1550	0	7	1958	4	9338	N	N	12628 SE 30TH ST
007	326000	0580	9/22/03	\$374,450	1550	1550	7	1963	4	7245	N	N	519 129TH AV SE
007	956050	0015	1/28/03	\$315,000	1600	0	7	1959	5	8820	N	N	2623 129TH AV SE
007	278500	0300	4/19/03	\$424,500	1600	1570	7	1960	4	11815	N	N	28 129TH AV SE
007	721571	0060	6/27/02	\$329,800	1630	580	7	1996	3	2666	N	N	2753 124TH AV SE
007	721571	0020	5/3/03	\$365,000	1630	480	7	1996	3	2847	N	N	2761124TH AV SE
007	954200	0305	12/20/02	\$304,000	1750	0	7	1960	4	15293	N	N	1412 123RD AV SE
007	954200	0305	9/22/03	\$365,000	1750	0	7	1960	4	15293	N	N	1412 123RD AV SE
007	507690	0035	8/15/02	\$320,000	1790	0	7	1959	3	10884	N	N	2712 124TH AV SE
007	721571	0160	12/19/02	\$300,000	1800	0	7	1996	3	3367	N	N	2769 124TH AV SE
007	342505	9053	12/31/03	\$396,000	1830	0	7	1952	5	18295	N	N	503 140TH AV SE
007	951200	0080	11/19/02	\$285,000	1840	0	7	1963	4	8705	N	N	2704 126TH AV SE
007	410000	0060	7/17/03	\$370,000	1860	0	7	1961	4	11880	N	N	12446 SE 26TH PL
007	358490	0220	2/26/03	\$285,000	1870	0	7	1967	4	9800	N	N	12971 SE 23RD ST
007	020100	0580	7/9/03	\$419,000	1900	0	7	1967	4	10266	N	N	2919 130TH AV NE
007	154660	0450	6/18/03	\$326,000	1920	0	7	1969	4	10416	N	N	12738 NE 30TH ST
007	954160	0200	11/5/03	\$355,000	1930	0	7	1956	5	7875	N	N	1719 126TH AV SE
007	721571	0080	1/6/03	\$328,800	1970	0	7	1996	3	3065	N	N	2741 124TH AV SE
007	721571	0100	5/6/03	\$349,000	1970	0	7	1996	3	2882	N	N	2745 124TH AV SE
007	954160	0195	10/8/02	\$340,000	1990	0	7	1958	4	7875	N	N	1725 126TH AV SE
007	530710	0090	7/10/02	\$296,500	2050	0	7	1961	4	12486	N	N	2923 129TH AV SE
007	247140	0030	6/20/02	\$310,000	2110	0	7	1962	4	11180	N	N	615 130TH AV NE
007	342505	9041	4/11/02	\$515,500	2110	0	7	1994	3	19665	N	N	13819 SE 1ST ST
007	954260	0060	3/11/03	\$302,500	1170	1080	8	1962	4	7290	Y	N	1418 127TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	781122	0080	1/15/02	\$349,000	1190	400	8	1984	3	10400	N	N	1907 136TH PL SE	
007	954260	0110	7/6/03	\$412,000	1220	1130	8	1962	4	11250	Y	N	1520 127TH AV SE	
007	953890	0170	5/28/03	\$335,000	1240	130	8	1986	4	12000	N	N	13519 SE 24TH ST	
007	278510	0050	4/28/03	\$355,500	1260	1210	8	1962	4	9760	N	N	402 128TH AV SE	
007	931650	0050	7/29/03	\$295,950	1310	0	8	1982	3	8625	N	N	2105 120TH PL SE	
007	620610	0150	8/21/03	\$360,000	1330	260	8	1958	4	16000	N	N	2342 127TH AV SE	
007	954220	0730	12/9/02	\$465,000	1340	700	8	1962	4	5850	Y	N	12128 SE 19TH ST	
007	092405	9237	5/23/03	\$329,500	1350	700	8	1978	4	9116	N	N	12403 SE 29TH ST	
007	278500	0050	3/14/02	\$290,500	1370	0	8	1968	4	10000	N	N	36 128TH AV SE	
007	282505	9154	6/7/03	\$365,000	1370	220	8	1977	4	13004	N	N	839 132ND AV NE	
007	282505	9249	9/18/03	\$370,000	1370	220	8	1977	4	10000	N	N	807 132ND AV NE	
007	278500	0200	11/21/03	\$385,000	1370	1320	8	1962	4	7020	N	N	12826 SE 2ND ST	
007	781121	0070	6/26/02	\$315,000	1380	840	8	1971	4	8480	N	N	2310 138TH AV SE	
007	954200	0255	4/1/02	\$295,000	1410	290	8	1959	4	11464	N	N	12206 SE 12TH ST	
007	342505	9034	2/11/02	\$365,000	1410	1110	8	2003	3	22106	N	N	13646 SE 5TH ST	
007	781110	0050	12/8/02	\$302,500	1420	500	8	1966	4	9085	N	N	1822 138TH PL SE	
007	781121	0330	3/18/03	\$346,000	1430	0	8	1972	4	11700	N	N	2337 138TH AV NE	
007	278500	0100	1/13/03	\$350,000	1430	280	8	1962	4	10000	N	N	136 128TH AV SE	
007	326000	0240	6/12/02	\$310,000	1430	0	8	1966	4	7475	N	N	12923 SE 6TH PL	
007	071000	0190	2/20/03	\$355,000	1440	680	8	1972	4	10560	N	N	12506 NE 3RD PL	
007	781120	0120	12/26/02	\$300,000	1450	750	8	1968	4	13200	N	N	13703 SE 23RD ST	
007	154660	0580	9/25/03	\$415,000	1450	1030	8	1974	4	11305	N	N	2901 129TH AV NE	
007	954220	0060	2/12/02	\$385,000	1460	770	8	1965	4	9180	N	N	12032 SE 20TH ST	
007	278500	0370	6/11/03	\$423,000	1470	1260	8	1962	4	10400	N	N	22 130TH AV SE	
007	326020	0160	7/30/03	\$290,000	1480	0	8	1968	4	7344	N	N	12633 SE 7TH PL	
007	933280	0110	3/22/02	\$395,000	1490	800	8	1966	4	10857	N	N	12807 NE 28TH ST	
007	154660	0020	1/31/03	\$387,900	1490	780	8	1973	4	12750	N	N	2909 124TH AV NE	
007	781121	0090	6/6/02	\$315,000	1500	860	8	1976	5	8162	N	N	2334 138TH AV SE	
007	781122	0070	6/10/03	\$310,000	1510	0	8	1984	3	11120	N	N	1911 136TH PL SE	
007	154660	0180	6/21/02	\$357,000	1520	0	8	1958	4	10710	N	N	12504 NE 29TH ST	
007	954240	0035	4/23/02	\$278,000	1540	0	8	1959	3	11041	N	N	1505 125TH AV SE	

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	953890	0140	5/30/02	\$352,000	1540	430	8	1980	3	10140	N	N	2221 135TH PL SE
007	954270	0080	2/22/02	\$335,950	1540	0	8	1983	3	11498	N	N	2455 130TH AV SE
007	332500	0120	12/26/02	\$500,000	1540	1460	8	1968	4	10115	N	N	253 NE 129TH ST
007	954160	0545	10/23/02	\$353,000	1560	870	8	1970	4	12432	N	N	2008 128TH AV SE
007	233020	0010	12/16/02	\$416,500	1560	850	8	1958	4	12000	N	N	102 128TH AV NE
007	233290	0060	11/6/03	\$410,000	1560	720	8	1977	4	5600	N	N	13001 NE 1ST ST
007	933280	0040	5/24/02	\$349,000	1570	700	8	1969	3	10400	N	N	12904 NE 28TH ST
007	954160	0420	8/20/03	\$389,500	1570	1090	8	1968	4	9375	N	N	1821 128TH AV SE
007	233000	0035	4/28/03	\$362,000	1570	0	8	1963	4	10250	N	N	151 129TH AV NE
007	115940	0070	10/17/03	\$540,000	1570	2000	8	1967	4	11760	N	N	610 129TH PL NE
007	737960	0100	4/23/02	\$305,250	1580	0	8	1962	4	8800	N	N	2217 142ND AV SE
007	953890	0050	3/20/03	\$349,500	1580	440	8	1981	3	11280	N	N	2214 135TH PL SE
007	618920	0285	1/14/03	\$317,000	1600	0	8	1984	3	11800	N	N	12420 NE 24TH ST
007	954220	0030	12/16/03	\$510,000	1600	1600	8	1962	4	7344	Y	N	12029 SE 20TH ST
007	342505	9068	10/30/03	\$450,000	1610	230	8	1978	4	25124	N	N	13636 SE 7TH ST
007	154660	0330	12/31/03	\$475,000	1610	870	8	1972	4	12202	N	N	3096 125TH AV NE
007	233040	0065	7/30/03	\$350,000	1620	350	8	1971	4	14490	N	N	240 129TH AV NE
007	954200	0010	12/23/03	\$383,500	1620	0	8	1958	5	11450	Y	N	1601 123RD AV SE
007	154681	0010	6/19/03	\$496,000	1620	810	8	1977	3	10400	N	N	2435 130TH AV NE
007	781110	0280	10/4/02	\$295,000	1630	600	8	1967	4	8800	N	N	2004 137TH PL SE
007	430520	0020	7/17/03	\$390,000	1630	0	8	1984	3	7073	N	N	14035 SE 18TH PL
007	342505	9218	12/5/02	\$380,000	1640	1220	8	1977	4	26136	N	N	13609 SE 7TH ST
007	954250	0090	11/25/03	\$325,000	1650	1090	8	1960	4	12000	N	N	12534 SE 16TH ST
007	737960	0370	8/22/02	\$314,000	1650	0	8	1962	4	8480	N	N	14211 SE 22ND ST
007	247140	0025	12/20/02	\$300,000	1670	0	8	1962	4	11180	N	N	631 130TH AV NE
007	154681	0030	7/25/03	\$430,000	1670	550	8	1977	4	12500	N	N	2421 130TH AV NE
007	954200	0310	8/4/03	\$412,000	1690	1400	8	1959	4	15293	N	N	1418 123RD AV SE
007	252470	0050	8/6/02	\$395,000	1700	460	8	1976	4	20022	N	N	13712 SE 3RD PL
007	115940	0110	2/27/02	\$399,000	1710	1670	8	1969	4	11840	N	N	444 129TH PL NE
007	725400	0030	1/15/02	\$321,950	1730	0	8	2001	3	2442	N	N	13166 SE 26TH ST
007	725400	0050	2/15/02	\$327,950	1730	0	8	2001	3	2631	N	N	13140 SE 26TH ST

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	725400	0080	2/11/02	\$338,250	1730	0	8	2001	3	2811	N	N	13102 SE 26TH ST	
007	725400	0070	2/11/02	\$344,950	1730	0	8	2001	3	2578	N	N	13116 SE 26TH ST	
007	933280	0050	4/4/03	\$375,000	1730	450	8	1973	4	10400	N	N	12814 NE 28TH ST	
007	332505	9114	7/23/02	\$325,000	1740	0	8	1961	4	14374	N	N	12656 NE 4TH ST	
007	954220	0150	4/1/03	\$469,950	1740	1740	8	1961	4	10625	Y	N	1807 121ST AV SE	
007	618920	0050	8/7/02	\$325,000	1760	0	8	1957	3	10350	N	N	12501 NE 28TH ST	
007	618920	0050	7/28/03	\$345,000	1760	0	8	1957	3	10350	N	N	12501 NE 28TH ST	
007	954220	0610	2/28/02	\$350,000	1780	0	8	1962	3	11130	N	N	12106 SE 20TH PL	
007	233000	0100	6/14/02	\$350,000	1790	1750	8	1976	4	11880	N	N	160 129TH AV NE	
007	954270	0050	10/10/03	\$396,000	1790	670	8	1984	3	14369	N	N	2535 130TH AV SE	
007	332505	9104	8/20/03	\$512,500	1790	850	8	1958	5	11325	N	N	12626 NE 5TH ST	
007	252470	0100	10/6/03	\$480,789	1790	1000	8	1976	4	17850	N	N	13609 SE 3RD PL	
007	954270	0030	5/29/02	\$375,000	1800	650	8	1985	3	19364	N	N	12934 SE 26TH ST	
007	954270	0030	5/29/03	\$420,000	1800	650	8	1985	3	19364	N	N	12934 SE 26TH ST	
007	618920	0195	3/25/02	\$365,000	1820	0	8	1956	4	10800	N	N	12513 NE 25TH ST	
007	954160	0290	8/11/03	\$369,500	1840	700	8	1958	4	10058	N	N	1916 126TH AV SE	
007	756000	0290	2/12/03	\$314,990	1850	0	8	2000	3	2508	N	N	2489 132ND AV SE	
007	071000	0120	8/28/02	\$309,000	1850	0	8	1968	4	8050	N	N	12401 NE 3RD PL	
007	154660	0070	5/1/02	\$330,000	1850	0	8	1958	4	10080	N	N	2911 124TH AV NE	
007	425950	0090	12/11/02	\$579,000	1870	1630	8	2003	3	16440	N	N	12632 NE 2ND ST	
007	770200	0070	4/10/03	\$418,000	1880	0	8	1963	4	11098	N	N	13025 NE 10TH ST	
007	954200	0025	4/10/02	\$490,000	1890	1010	8	1959	4	10273	N	N	12236 SE 15TH ST	
007	278500	0470	6/25/02	\$410,000	1900	1240	8	1964	5	10400	N	N	304 130TH AV SE	
007	725400	0130	6/24/02	\$385,950	1900	160	8	2001	3	2751	N	N	13148 SE 26TH ST	
007	781122	0210	6/13/02	\$350,000	1910	0	8	1984	3	8625	N	N	1914 136TH PL SE	
007	071000	0090	4/16/03	\$330,000	1920	0	8	1972	4	9711	N	N	315 124TH PL NE	
007	954160	0390	7/10/02	\$566,000	1920	680	8	1956	4	11700	Y	N	1860 127TH AV SE	
007	725400	0140	2/25/02	\$391,950	1930	170	8	2001	3	2157	N	N	13156 SE 26TH ST	
007	247210	0110	8/25/03	\$358,000	1940	0	8	1962	4	12000	N	N	521 131ST AV NE	
007	954230	0150	5/28/03	\$355,000	1960	1300	8	1966	4	12884	N	N	1303 121ST AV SE	
007	332500	0070	11/11/02	\$380,500	1960	0	8	1965	4	10030	N	N	12805 NE 5TH PL	

Improved Sales Used in this Annual Update Analysis
Area 92
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	756000	0270	2/25/02	\$348,000	1970	0	8	2000	3	3643	N	N	2473 132ND AV SE	
007	430520	0230	4/16/02	\$315,000	1970	0	8	1986	3	7200	N	N	1740 140TH LN SE	
007	756000	0170	10/22/03	\$391,000	1970	470	8	2000	3	2407	N	N	2415 132ND AV SE	
007	756000	0260	10/31/03	\$369,950	1970	0	8	2000	3	3502	N	N	2465 132ND AV SE	
007	756000	0240	12/15/03	\$379,000	1970	0	8	2000	3	3472	N	N	2449 132ND AV SE	
007	342505	9215	3/5/03	\$450,000	1980	0	8	1978	4	25054	N	N	13616 SE 7TH ST	
007	342505	9241	8/6/03	\$420,000	1980	0	8	1990	3	20409	N	N	13875 SE 2ND ST	
007	154680	0025	8/28/02	\$428,250	2020	660	8	1959	4	10752	N	N	2439 127TH AV NE	
007	954220	0090	1/20/03	\$430,000	2050	1540	8	1969	4	28000	N	N	1849 121ST AV SE	
007	154660	0145	7/7/03	\$389,000	2050	0	8	1972	4	10710	N	N	3024 124TH AV NE	
007	342505	9029	6/24/03	\$375,000	2060	0	8	1986	3	18295	N	N	219 140TH AV SE	
007	781122	0420	6/28/02	\$362,000	2070	0	8	1986	3	12000	N	N	13705 SE 17TH ST	
007	326020	0070	12/3/03	\$367,500	2110	0	8	1966	4	6700	N	N	12634 SE 7TH PL	
007	154660	0210	3/26/03	\$430,000	2120	0	8	1959	4	9520	N	N	12501 NE 30TH ST	
007	620550	0290	5/6/03	\$339,950	2130	270	8	1950	5	17550	N	N	2700 123RD AV SE	
007	342505	9137	10/8/03	\$326,000	2140	0	8	1955	4	19639	N	N	215 140TH AV NE	
007	071000	0050	4/22/02	\$380,000	2150	0	8	1974	5	9628	N	N	12412 NE 4TH PL	
007	954160	0165	7/15/03	\$370,000	2150	0	8	1957	5	7875	N	N	1811 126TH AV SE	
007	233290	0020	2/21/02	\$373,900	2200	0	8	1975	4	10350	N	N	13026 NE 1ST ST	
007	115300	0090	2/20/03	\$367,500	2210	0	8	1968	3	13110	N	N	13020 NE 3RD ST	
007	326000	0260	4/3/02	\$381,500	2230	0	8	1966	4	7475	N	N	12922 SE 6TH PL	
007	326000	0250	11/25/03	\$400,000	2230	0	8	1965	4	6305	N	N	12918 SE 6TH PL	
007	883890	0162	4/29/03	\$330,000	2240	0	8	1978	4	9890	N	N	2190 144TH AV SE	
007	781122	0040	10/27/03	\$340,300	2240	0	8	1987	3	12100	N	N	13611 SE 20TH ST	
007	933280	0200	1/8/02	\$385,000	2260	0	8	1965	4	11200	N	N	12824 NE 26TH PL	
007	933280	0200	9/19/02	\$394,000	2260	0	8	1965	4	11200	N	N	12824 NE 26TH PL	
007	618920	0100	8/26/03	\$322,125	2380	0	8	1956	4	10800	N	N	2534 125TH AV NE	
007	865350	0018	12/11/02	\$555,000	2400	1490	8	1952	4	20106	N	N	13649 MAIN ST	
007	781122	0390	10/1/02	\$359,950	2430	0	8	1986	3	8175	N	N	1716 137TH PL SE	
007	342505	9126	2/6/03	\$475,000	2640	0	8	1987	3	30056	N	N	13634 SE 5TH ST	
007	342505	9055	7/9/03	\$559,000	2670	0	8	1982	3	20050	N	N	13811 SE 5TH ST	

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	342505	9054	3/12/03	\$485,000	2760	0	8	1942	5	21470	N	N	13818 SE 7TH ST
007	154660	0185	8/14/03	\$475,000	2760	0	8	1958	4	10710	N	N	12510 NE 29TH ST
007	342505	9199	9/25/02	\$420,000	2810	0	8	1955	4	22215	N	N	265 140TH AV NE
007	954220	0650	8/22/03	\$460,000	1530	1390	9	1968	4	11880	N	N	1826 121ST AV SE
007	954285	0240	3/14/02	\$342,000	1550	560	9	1977	4	9988	N	N	2142 130TH PL SE
007	933290	0020	7/10/02	\$473,000	1570	1300	9	1966	3	12325	N	N	12919 NE 25TH PL
007	954285	0470	7/3/03	\$375,000	1580	740	9	1978	4	10000	N	N	1807 129TH PL SE
007	954230	0390	8/26/03	\$425,000	1610	1530	9	1968	4	9963	N	N	12131 SE 14TH ST
007	781120	0010	9/5/02	\$335,900	1640	840	9	1968	4	9265	N	N	2220 139TH PL SE
007	954285	0660	7/17/02	\$450,000	1670	920	9	1979	4	7650	N	N	12806 SE 22ND PL
007	233040	0045	4/18/03	\$375,000	1700	860	9	1976	4	12441	N	N	202 129TH AV NE
007	954210	0115	3/25/02	\$379,000	1700	1460	9	1963	4	16467	N	N	12136 SE 23RD ST
007	954285	0290	6/19/02	\$424,000	1700	930	9	1977	3	8580	N	N	2118 130TH PL SE
007	954230	0720	7/21/03	\$450,000	1710	720	9	1969	4	9000	N	N	12101 SE 16TH PL
007	883890	0011	8/26/02	\$310,000	1730	770	9	1966	4	22950	N	N	2128 140TH PL SE
007	933290	0030	5/27/03	\$507,000	1730	1590	9	1966	3	11664	N	N	12915 NE 25TH PL
007	954250	0060	10/7/02	\$440,000	1780	1020	9	1962	5	11400	N	N	12517 SE 14TH ST
007	781120	0200	4/9/02	\$335,000	1790	750	9	1968	5	8500	N	N	13702 SE 23RD ST
007	954250	0040	4/23/03	\$440,500	1810	1230	9	1962	5	12650	N	N	1409 127TH AV SE
007	954220	0760	6/2/03	\$394,000	1830	0	9	1973	4	10080	Y	N	12127 SE 19TH ST
007	233040	0050	5/20/03	\$370,750	1840	500	9	1977	4	13706	N	N	212 129TH AV NE
007	954220	0630	9/22/03	\$439,000	1870	630	9	1969	5	9575	N	N	1842 121ST AV SE
007	115940	0220	10/5/02	\$453,500	1890	1010	9	1967	4	12160	N	N	465 129TH PL NE
007	233270	0035	10/3/02	\$437,500	1910	0	9	1964	4	10920	N	N	186 131ST AV NE
007	042405	9132	6/10/03	\$515,000	1920	1260	9	1998	3	14685	N	N	1855 132ND AV SE
007	883890	0032	7/1/03	\$594,000	1940	0	9	1954	5	55756	N	N	14223 SE 21ST ST
007	954285	0580	12/12/02	\$425,750	1940	1100	9	1978	4	9690	N	N	2011 129TH AV SE
007	954210	0045	4/4/03	\$425,000	1940	0	9	1960	4	12750	N	N	2043 121ST AV SE
007	954285	0280	6/23/03	\$498,000	1950	400	9	1977	5	9204	N	N	2126 130TH PL SE
007	933290	0100	12/15/03	\$418,000	1960	0	9	1966	4	11200	N	N	12926 NE 25TH PL
007	342505	9138	6/24/03	\$560,000	1980	0	9	1963	4	43560	N	N	221 140TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	342505	9148	10/9/03	\$782,500	1980	760	9	1958	5	63162	N	N	13945 SE 7TH ST	
007	756950	0070	8/1/02	\$405,000	2020	470	9	1999	3	2601	N	N	2375 132ND AV SE	
007	756950	0020	12/22/03	\$417,500	2020	470	9	1999	3	2755	N	N	2395 132ND AV SE	
007	756950	0160	3/6/03	\$403,000	2020	470	9	1999	3	2255	N	N	2381 132ND AV SE	
007	756950	0060	10/3/03	\$430,000	2020	470	9	1999	3	2374	N	N	2379 132ND AV SE	
007	954285	0190	10/24/02	\$435,000	2070	1050	9	1977	4	10626	N	N	2119 130TH PL SE	
007	954180	0180	12/16/03	\$457,500	2070	0	9	1957	5	11400	Y	N	1821 123RD AV SE	
007	954285	0180	11/5/02	\$365,000	2080	0	9	1977	4	9880	N	N	2109 130TH PL SE	
007	954240	0065	4/7/03	\$449,900	2100	0	9	1959	4	9680	N	N	12504 SE 16TH ST	
007	447190	0030	3/15/02	\$522,000	2160	1230	9	2001	3	7430	N	N	2387 140TH WY SE	
007	447190	0040	7/24/02	\$642,450	2160	1150	9	2001	3	7025	N	N	2399 140TH WY SE	
007	760580	0030	10/10/02	\$451,000	2200	0	9	1999	3	5793	N	N	13420 NE 12TH PL	
007	756950	0090	10/15/02	\$446,500	2200	720	9	1999	3	3460	N	N	2367 132ND AV SE	
007	756950	0120	9/22/03	\$470,000	2200	720	9	1999	3	3460	N	N	2365 132ND AV SE	
007	954240	0010	7/18/03	\$419,950	2220	0	9	1959	5	11041	N	N	1615 125TH AV SE	
007	954230	0100	2/21/02	\$348,000	2230	0	9	1964	5	11762	N	N	1333 121ST AV SE	
007	954210	0007	3/26/02	\$548,680	2240	1510	9	1997	3	11343	Y	N	12134 SE 21ST ST	
007	954230	0660	8/13/02	\$419,000	2310	0	9	1964	5	10401	N	N	12151 SE 16TH PL	
007	883890	0179	2/18/03	\$435,000	2360	0	9	1990	3	23021	N	N	2196 144TH AV SE	
007	856140	0130	6/16/03	\$534,000	2390	0	9	1960	5	10260	N	N	921 130TH AV NE	
007	883890	0174	4/29/02	\$455,000	2570	0	9	1998	3	17286	N	N	2000 144TH AV SE	
007	856150	0110	12/5/03	\$394,000	2580	0	9	1964	4	10500	N	N	916 129TH AV NE	
007	954230	0650	11/4/02	\$485,000	2760	0	9	1965	4	11390	Y	N	12154 SE 16TH PL	
007	856140	0060	11/5/03	\$475,000	2770	0	9	1960	5	10276	N	N	910 130TH AV NE	
007	954210	0110	2/1/02	\$457,000	2810	0	9	1965	4	16249	N	N	12146 SE 23RD ST	
007	946800	0020	11/3/03	\$532,000	2810	0	9	1998	3	8727	N	N	2553 134TH AV SE	
007	954230	0050	5/15/02	\$412,500	2840	0	9	1966	4	13510	N	N	1513 121ST AV SE	
007	760580	0100	11/8/02	\$570,000	2860	0	9	1999	3	6054	N	N	13588 NE 12TH PL	
007	447190	0070	7/25/02	\$569,000	2860	0	9	2000	3	6543	N	N	2320 140TH WY SE	
007	447190	0060	6/6/03	\$640,000	2860	0	9	2001	3	6680	N	N	2380 140TH WY SE	
007	756000	0330	1/30/02	\$565,000	2910	790	9	2001	3	8009	Y	N	2452 130TH AV SE	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
007	756000	0340	2/22/02	\$587,888	2910	790	9	2001	3	8052	Y	N	2470 130TH AV SE	
007	756000	0350	3/7/02	\$590,000	2910	0	9	2001	3	8164	N	N	2498 130TH AV SE	
007	020100	0210	7/14/03	\$500,000	3070	170	9	2002	3	10243	N	N	3121 127TH AV NE	
007	332505	9102	3/17/03	\$635,000	3090	0	9	2001	3	10018	N	N	602 128TH AV NE	
007	954285	0380	7/31/02	\$463,000	3220	0	9	1979	3	16200	N	N	1906 130TH AV SE	
007	933280	0010	6/2/03	\$525,000	3270	0	9	1965	4	10400	N	N	12926 NE 28TH ST	
007	447190	0050	8/1/03	\$738,535	3270	760	9	2002	3	7101	N	N	2398 140TH WY SE	
007	193800	0110	5/22/03	\$690,000	3270	0	9	1991	3	13087	N	N	12429 SE 25TH PL	
007	332505	9099	1/31/03	\$621,000	3290	0	9	2001	3	10018	N	N	610 128TH AV NE	
007	332505	9216	9/30/03	\$675,000	3460	0	9	2002	3	10203	N	N	618 128TH AV NE	
007	332505	9215	3/6/03	\$710,806	3460	0	9	2002	3	10534	N	N	608 128TH AV NE	
007	342505	9282	8/26/03	\$766,500	3510	0	9	2003	3	15529	N	N	457 140TH AVE NE	
007	342505	9117	9/12/02	\$617,500	2150	1000	10	1961	4	24642	N	N	255 140TH AV NE	
007	067210	0060	7/31/02	\$765,000	2470	980	10	2001	3	19361	N	N	1025 134TH AV NE	
007	883890	0195	5/21/02	\$575,000	2570	440	10	2000	3	9289	N	N	14452 SE 24TH ST	
007	247210	0095	10/14/02	\$550,000	2870	0	10	1995	3	12000	N	N	615 131ST AV NE	
007	883890	0193	2/22/02	\$560,000	2930	0	10	2000	3	7544	N	N	14436 SE 24TH ST	
007	342505	9270	4/11/02	\$725,000	2955	0	10	2000	3	16130	N	N	219 140TH AV NE	
007	439765	0100	11/5/02	\$572,000	3110	0	10	2000	3	5867	N	N	1835 145TH PL SE	
007	883890	0191	12/3/02	\$555,000	3170	0	10	2000	3	9182	N	N	14418 SE 24TH ST	
007	883890	0191	6/12/02	\$580,000	3170	0	10	2000	3	9182	N	N	14418 SE 24TH ST	
007	342505	9242	12/5/02	\$680,000	3310	0	10	1992	3	25369	N	N	13822 SE 7TH ST	
007	108875	0060	4/21/03	\$650,000	3420	860	10	1993	3	12840	Y	N	2314 127TH AV NE	
007	207770	0082	7/25/03	\$632,000	3480	0	10	2001	3	20249	N	N	13859 SE 10TH ST	
007	342505	9089	10/28/03	\$1,500,000	3492	0	10	1998	5	43560	N	N	445 140TH AV NE	
007	342505	9100	3/26/02	\$823,652	3670	0	10	2001	3	16130	N	N	211 140TH AV NE	
007	865350	0029	2/21/02	\$950,000	3720	0	10	2001	3	17892	N	N	13654 SE 1ST ST	
007	067210	0062	11/18/02	\$795,000	3910	0	10	2001	3	13375	N	N	1057 134TH AV NE	
007	067210	0066	2/13/03	\$920,000	3930	1070	10	2002	3	13533	N	N	1041 134TH AV NE	
007	067210	0064	12/6/02	\$880,000	4140	0	10	2002	3	12408	N	N	1049 134TH AV NE	
007	212505	9193	6/28/02	\$820,000	3160	570	11	2001	3	10501	N	N	12930 NE 24TH ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	342505	9251	11/4/03	\$740,000	3200	0	11	1999	3	19610	N	N	13996 NE 1ST PL
007	108875	0030	4/2/03	\$613,180	3340	0	11	1994	3	9900	Y	N	2351 127TH AV NE
007	067210	0059	5/9/03	\$659,000	3350	0	11	1995	3	13663	N	N	13211 NE 10TH PL
007	108875	0040	2/5/03	\$630,000	3460	0	11	1996	3	10259	Y	N	2335 127TH AV NE
007	067210	0067	6/6/03	\$1,023,368	3740	1190	11	2003	3	14552	N	N	1033 134TH AV NE
007	212505	9197	1/15/02	\$950,000	3950	0	11	2000	3	10502	N	N	12832 NE 24TH ST
007	212505	9195	10/6/03	\$1,180,000	4490	0	11	2002	3	9084	N	N	12894 NE 24TH ST
010	259170	0050	8/22/02	\$262,000	870	0	6	1952	5	6080	N	N	1109 107TH AV SE
010	732490	0010	12/3/02	\$339,000	970	280	6	1946	4	13635	N	N	2118 108TH AV SE
010	245050	0055	10/30/02	\$266,800	980	0	6	1950	4	8114	N	N	3015 110TH AV SE
010	316960	0030	6/27/02	\$269,950	1100	480	6	1947	4	7000	N	N	1314 104TH AV SE
010	316960	0030	7/15/03	\$285,000	1100	480	6	1947	4	7000	N	N	1314 104TH AV SE
010	700010	0682	11/8/02	\$231,000	820	0	7	1952	4	10000	N	N	3220 112TH AV SE
010	316960	0025	9/30/02	\$258,000	820	820	7	1947	3	6500	N	N	1330 104TH AV SE
010	245100	0080	5/9/02	\$303,000	830	0	7	1951	4	8885	N	N	11021 SE 30TH ST
010	259170	0030	6/11/03	\$299,500	900	520	7	1952	4	8240	N	N	1133 107TH AV SE
010	814610	0680	4/10/02	\$320,000	940	340	7	1953	4	8240	N	N	200 111TH AV SE
010	221300	0035	6/20/03	\$268,500	990	0	7	1952	3	10956	N	N	10450 SE 13TH ST
010	071100	0020	8/15/03	\$369,000	1000	0	7	1951	3	9570	N	N	10425 SE 20TH ST
010	672970	0010	3/26/02	\$240,000	1020	0	7	1952	3	8113	N	N	112 110TH PL SE
010	065000	0060	8/14/03	\$216,000	1040	420	7	1951	4	7680	N	N	351 108TH AV SE
010	082405	9241	8/20/03	\$290,000	1040	0	7	1960	3	8712	N	N	10612 SE 25TH ST
010	245000	0285	11/5/03	\$302,000	1040	0	7	1958	3	8113	N	N	3210 108TH AV SE
010	245000	0160	5/3/02	\$380,000	1050	400	7	1949	4	8114	N	N	3118 109TH AV SE
010	234430	0130	7/1/03	\$370,000	1060	0	7	1928	5	14000	N	N	10605 SE 30TH ST
010	052405	9168	5/1/02	\$298,000	1080	1080	7	1951	3	19166	N	N	1430 104TH AV SE
010	052405	9229	12/24/02	\$254,000	1100	760	7	1958	3	8276	N	N	1112 BELLEVUE WY SE
010	732490	0080	10/17/03	\$349,000	1110	700	7	1982	3	10400	N	N	1936 109TH AV SE
010	052405	9220	4/17/03	\$387,900	1110	610	7	1957	4	10086	N	N	10627 SE 18TH ST
010	245050	0005	12/9/02	\$355,000	1120	750	7	1958	4	8114	N	N	10923 SE 28TH ST
010	071100	0050	1/13/03	\$310,000	1120	0	7	1950	4	9583	N	N	10619 SE 20TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	668450	0030	3/26/03	\$293,000	1130	0	7	1952	4	6750	N	N	1425 105TH AV SE
010	064400	0085	4/8/03	\$400,000	1140	790	7	1951	4	11550	N	N	10926 SE 24TH PL
010	052405	9142	6/24/02	\$358,500	1140	1140	7	1949	5	9583	N	N	1461 108TH AV SE
010	814630	0155	2/4/03	\$307,500	1160	0	7	1959	4	8523	N	N	250 110TH PL SE
010	386090	0020	10/8/03	\$370,000	1190	0	7	1953	3	15300	N	N	10463 SE 19TH ST
010	052405	9216	10/7/02	\$325,000	1200	900	7	1957	3	10018	N	N	1205 108TH AV SE
010	573960	2360	4/25/03	\$280,000	1220	0	7	1958	4	6500	N	N	1031 108TH AV SE
010	245000	0320	3/11/02	\$359,000	1230	800	7	1951	4	8114	N	N	3126 108TH AV SE
010	245000	0150	9/23/02	\$399,900	1240	670	7	1952	4	8114	N	N	3126 109TH AV SE
010	814630	0010	12/11/03	\$295,000	1250	600	7	1959	4	8680	N	N	220 111TH AV SE
010	245050	0115	6/16/03	\$390,000	1250	1000	7	1951	4	9195	N	N	2844 109TH AV SE
010	242570	0050	9/20/02	\$335,000	1260	600	7	1957	5	15300	N	N	10829 SE 12TH ST
010	071100	0010	10/22/03	\$365,000	1280	0	7	1993	3	9568	N	N	10411 SE 20TH ST
010	082405	9248	8/12/02	\$324,000	1300	0	7	1963	3	10882	N	N	11132 SE 29TH PL
010	052405	9180	6/23/03	\$291,000	1300	850	7	1952	5	12632	N	N	1134 BELLEVUE WY SE
010	321060	0020	3/7/02	\$429,900	1300	730	7	1963	3	8890	N	N	1029 109TH AV SE
010	573960	2490	2/26/02	\$235,000	1310	0	7	1951	4	6000	N	N	10716 SE 10TH ST
010	814630	0170	8/21/03	\$299,950	1320	0	7	1959	3	8518	N	N	320 110TH PL SE
010	052405	9199	3/3/03	\$385,000	1330	1330	7	1953	4	13270	N	N	2312 104TH AV SE
010	052405	9199	10/6/03	\$395,000	1330	1330	7	1953	4	13270	N	N	2312 104TH AV SE
010	064400	0180	2/1/02	\$377,500	1330	0	7	1953	4	10626	N	N	10927 SE 25TH ST
010	668450	0025	9/17/02	\$361,000	1330	0	7	1952	4	6900	N	N	1431 105TH AV SE
010	231140	0160	5/15/03	\$311,500	1350	0	7	1951	4	8100	N	N	1611 106TH AV SE
010	245000	0275	8/25/03	\$315,000	1350	0	7	1959	4	8113	Y	N	3230 108TH AV SE
010	082405	9207	4/6/02	\$280,500	1380	0	7	1955	3	7840	N	N	10639 SE 25TH ST
010	231140	0150	8/1/03	\$309,000	1380	0	7	1951	4	9603	N	N	1604 105TH AV SE
010	672970	0025	12/17/02	\$284,000	1390	0	7	1953	4	7753	N	N	130 110TH PL SE
010	573960	1625	11/19/03	\$300,000	1390	0	7	1954	4	11376	N	N	1020 BELLEVUE WY SE
010	231140	0115	9/25/03	\$327,000	1400	0	7	1951	4	8237	N	N	1646 105TH AV SE
010	732490	0072	10/28/03	\$357,000	1410	400	7	1958	4	11250	N	N	2106 109TH AV SE
010	245000	0210	5/6/03	\$315,000	1420	0	7	1949	3	8113	N	N	3211 109TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	700010	0641	10/8/02	\$430,000	1420	1670	7	1972	4	20000	N	N	3040 112TH AV SE
010	386040	0166	8/23/02	\$380,000	1420	0	7	1951	4	6000	N	N	10409 SE 22ND ST
010	052405	9124	5/12/03	\$350,000	1450	0	7	1949	4	17424	N	N	1209 108TH AV SE
010	532610	0010	11/13/02	\$429,000	1470	440	7	1947	5	10250	N	N	1608 106TH AV SE
010	231140	0140	10/14/03	\$495,000	1470	0	7	1951	4	8237	N	N	1616 105TH AV SE
010	245050	0260	8/4/02	\$278,000	1480	0	7	1952	3	9466	N	N	3006 108TH AV SE
010	814630	0195	11/11/03	\$335,000	1480	0	7	1958	4	8398	N	N	243 111TH AV SE
010	386090	0051	9/24/03	\$475,000	1540	460	7	1950	3	14916	N	N	10425 SE 19TH ST
010	245100	0060	2/22/02	\$317,500	1560	0	7	1951	5	8873	N	N	11049 SE 30TH ST
010	814630	0250	10/22/02	\$349,000	1560	0	7	1959	5	8550	N	N	217 110TH PL SE
010	672970	0015	9/15/03	\$315,000	1600	0	7	1952	4	7950	N	N	118 110TH PL SE
010	082405	9256	8/9/02	\$389,950	1640	0	7	1963	4	11897	N	N	11140 SE 29TH PL
010	064420	0070	8/12/02	\$380,000	1650	870	7	1961	3	11200	N	N	11019 SE 25TH ST
010	071100	0125	7/3/02	\$525,000	1660	990	7	1994	3	9582	N	N	10464 SE 20TH ST
010	386090	0110	9/17/02	\$410,000	1670	0	7	1952	5	7398	N	N	10402 SE 19TH ST
010	386040	0226	11/25/02	\$365,000	1830	0	7	1952	4	9468	N	N	10648 SE 22ND ST
010	573960	2450	5/29/02	\$296,500	1890	0	7	1954	5	6000	N	N	820 107TH AV SE
010	245000	0235	9/19/02	\$395,000	1930	0	7	1948	5	10818	N	N	3247 109TH AV SE
010	064400	0015	9/26/02	\$420,000	2060	0	7	1952	4	11413	N	N	2426 108TH AV SE
010	245050	0145	12/16/02	\$455,000	2080	0	7	1995	3	9601	N	N	2810 109TH AV SE
010	082405	9293	6/21/02	\$375,000	2180	0	7	1980	3	10890	N	N	3115 108TH AV SE
010	156160	0095	10/6/03	\$590,000	2290	0	7	1955	4	11138	N	N	10441 SE 24TH PL
010	231140	0040	7/25/03	\$386,000	2440	0	7	1951	5	9450	N	N	1610 104TH AV SE
010	245100	0020	8/1/03	\$550,000	2440	0	7	1995	4	8089	N	N	11030 SE 30TH ST
010	052405	9185	10/1/02	\$689,000	2590	0	7	1953	3	18800	N	N	2334 104TH AV SE
010	814610	0445	11/15/02	\$295,000	1180	0	8	1954	5	9000	N	N	10915 SE 1ST ST
010	951410	0075	1/28/02	\$365,000	1270	1270	8	1954	4	8715	N	N	10616 WOODHAVEN LN
010	321070	0350	10/10/03	\$402,000	1300	630	8	1965	3	11475	N	N	1015 110TH AV SE
010	068200	0251	4/25/03	\$310,000	1340	670	8	1963	4	9112	Y	N	310 105TH AV SE
010	814620	0130	9/23/02	\$319,900	1340	750	8	1963	4	7860	N	N	522 110TH AV SE
010	814610	0295	5/28/03	\$325,000	1340	720	8	1961	3	8220	N	N	401 109TH AV SE

Improved Sales Used in this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	814610	0275	12/6/02	\$347,500	1340	720	8	1961	4	9568	N	N	431 109TH AV SE	
010	321070	0260	3/21/02	\$399,900	1340	750	8	1963	4	6300	N	N	11024 SE 10TH ST	
010	677970	0025	9/29/03	\$412,000	1340	890	8	1956	4	8736	N	N	10711 SE 3RD ST	
010	321070	0050	5/23/02	\$352,000	1360	400	8	1968	5	8580	N	N	1012 111TH PL SE	
010	814610	0600	2/22/02	\$289,950	1360	0	8	1954	4	8918	N	N	11014 SE 2ND ST	
010	814610	0480	8/22/02	\$340,000	1380	810	8	1962	3	7480	N	N	448 109TH AV SE	
010	242510	0035	10/30/02	\$349,500	1410	840	8	1957	5	16724	N	N	1612 109TH AV SE	
010	321060	0100	3/22/02	\$315,000	1410	0	8	1961	5	8515	N	N	804 110TH AV SE	
010	065000	0085	4/24/03	\$269,900	1420	0	8	1951	4	9112	N	N	10613 SE 4TH ST	
010	814610	0130	6/25/03	\$320,000	1420	730	8	1978	3	7800	N	N	218 108TH AV SE	
010	814610	0230	3/5/03	\$332,650	1440	780	8	1966	5	11899	N	N	625 109TH AV SE	
010	814610	0240	4/10/02	\$342,000	1440	790	8	1966	5	13395	N	N	609 109TH AV SE	
010	814610	0755	10/11/02	\$316,000	1450	780	8	1961	4	9120	N	N	10903 SE 3RD ST	
010	666400	0110	12/15/03	\$525,000	1480	1420	8	1976	3	16416	N	N	10935 SE 23RD ST	
010	321070	0370	4/21/03	\$425,000	1480	770	8	1966	3	7300	N	N	10926 SE 10TH PL	
010	666400	0130	12/13/02	\$357,000	1510	700	8	1976	3	22040	N	N	2228 109TH AV SE	
010	221300	0005	4/12/02	\$320,000	1520	300	8	1952	5	11000	N	N	1216 104TH AV SE	
010	105620	0020	6/3/03	\$418,225	1560	0	8	1955	4	8484	N	N	11014 SE 28TH PL	
010	814610	0180	9/11/02	\$399,000	1590	1150	8	1976	5	16646	N	N	606 108TH AV SE	
010	052405	9255	8/29/03	\$379,000	1610	400	8	1965	4	13939	N	N	929 109TH AV SE	
010	064421	0110	5/23/02	\$448,800	1630	1290	8	1976	4	13811	Y	N	11023 SE 24TH PL	
010	234430	0216	8/14/02	\$393,000	1700	670	8	1979	3	8811	N	N	3151 108TH AV SE	
010	951410	0010	4/14/03	\$360,000	1720	0	8	1954	3	10260	N	N	10523 WOODHAVEN LN	
010	062760	0005	12/26/03	\$384,000	1720	730	8	1968	4	8797	N	N	2815 112TH AV SE	
010	386040	0095	7/16/02	\$440,000	1730	1630	8	1964	4	20000	N	N	10602 SE 23RD ST	
010	814610	0735	3/13/03	\$334,500	1730	0	8	1955	3	8344	N	N	256 110TH AV SE	
010	814610	0145	7/17/03	\$385,000	1740	1000	8	1977	3	9079	N	N	306 108TH AV SE	
010	052405	9276	7/8/02	\$415,000	1790	0	8	1974	4	15264	N	N	1835 107TH AV SE	
010	064420	0055	8/19/02	\$395,000	1810	620	8	1987	3	11200	N	N	2508 111TH AV SE	
010	339440	0040	6/29/02	\$370,000	1910	0	8	1954	4	9754	N	N	11005 SE 31ST ST	
010	732490	0095	8/5/03	\$415,000	1950	480	8	1997	3	7346	N	N	1997 BELLEVUE WY SE	

Improved Sales Used in this Annual Update Analysis
Area 92
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
010	156160	0015	11/1/02	\$450,000	1950	0	8	1977	4	10065	N	N	10405 SE 24TH PL	
010	231140	0006	9/30/02	\$410,000	2090	0	8	1951	4	10484	N	N	1658 104TH AV SE	
010	245050	0135	6/25/02	\$650,000	2390	0	8	1954	5	12170	N	N	2830 109TH AV SE	
010	245000	0070	3/5/02	\$377,500	2660	0	8	1992	3	8113	Y	N	3245 110TH AV SE	
010	052405	9200	9/23/02	\$378,000	3130	0	8	1974	3	8712	N	N	1300 BELLEVUE WY SE	
010	700010	0479	3/4/02	\$435,000	1580	590	9	1999	3	10160	N	N	11210 SE 30TH ST	
010	386040	0063	4/18/03	\$485,000	2070	0	9	1999	3	9416	N	N	10665 SE 23RD ST	
010	386040	0061	8/8/03	\$539,000	2070	0	9	1999	3	7200	N	N	10659 SE 23RD ST	
010	234430	0183	11/19/02	\$550,000	2200	0	9	1988	3	8811	N	N	3215 107TH AV SE	
010	732490	0060	6/4/02	\$559,000	2400	0	9	2001	3	11110	N	N	1925 109TH AV SE	
010	245000	0185	2/20/02	\$510,000	2450	0	9	1990	3	8114	N	N	3117 109TH AV SE	
010	156160	0030	9/24/03	\$758,000	2540	0	9	2001	3	8782	N	N	10422 SE 24TH PL	
010	573960	2170	9/24/02	\$609,990	2620	0	9	1996	3	6000	N	N	1022 106TH AV SE	
010	231140	0190	5/6/02	\$707,500	3000	0	9	2001	3	8100	N	N	1647 106TH AV SE	
010	231140	0190	7/30/03	\$736,500	3000	0	9	2001	3	8100	N	N	1647 106TH AV SE	
010	082405	9246	9/10/03	\$725,000	3080	0	9	2002	3	12400	N	N	3222 110TH AV SE	
010	700010	0480	4/17/02	\$579,500	3090	0	9	2000	3	12152	N	N	11228 SE 30TH ST	
010	245000	0280	8/17/02	\$576,277	3170	0	9	2002	3	8113	N	N	3220 108TH AV SE	
010	339410	0010	6/25/03	\$593,000	3260	0	9	1993	3	10818	N	N	3151 112TH AV SE	
010	245050	0035	9/3/02	\$765,000	3360	0	9	2001	3	12170	N	N	2835 110TH AV SE	
010	814610	0205	3/18/02	\$750,000	1850	1320	10	2001	3	20660	N	N	630 108TH AV SE	
010	386090	0003	9/11/03	\$655,000	2570	0	10	2000	3	6251	N	N	1915 107TH AV SE	
010	339410	0090	8/29/03	\$615,000	2590	0	10	1989	3	11601	N	N	3264 111TH AV SE	
010	068655	0070	4/10/02	\$594,000	2630	1030	10	1990	3	11605	N	N	1015 106TH AV SE	
010	339410	0170	4/9/02	\$628,000	2630	0	10	1988	3	9934	N	N	3200 111TH AV SE	
010	339410	0190	8/21/03	\$642,000	3010	0	10	1988	3	10050	N	N	3215 111TH AV SE	
010	071100	0140	7/7/03	\$842,500	3420	0	10	2001	3	9587	N	N	10638 SE 20TH ST	
010	245000	0325	4/25/02	\$789,950	3450	0	10	2001	3	10142	N	N	3120 108TH AV SE	
010	339410	0160	5/23/02	\$685,000	3500	0	10	1989	3	14170	N	N	3208 111TH AV SE	
010	082405	9288	2/22/02	\$735,000	3750	0	10	2000	3	13952	Y	N	3234 110TH AV SE	
010	064400	0195	7/9/03	\$820,000	3850	0	10	2003	3	12514	N	N	10906 SE 25TH ST	

Improved Sales Used in this Annual Update Analysis
Area 92
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	064400	0040	4/29/03	\$841,500	3950	0	10	2003	3	10912	N	N	10816 SE 25TH PL
010	386040	0030	7/22/02	\$1,000,000	4090	0	10	1999	3	20000	N	N	10475 SE 23RD ST

Improved Sales Removed from this Annual Update Analysis
Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	024900	0035	2/6/02	240000	DIAGNOSTIC OUTLIER
6	024900	0105	5/8/02	274000	DIAGNOSTIC OUTLIER
6	024900	0115	5/19/03	309950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	024900	0135	10/17/02	267500	QUESTIONABLE PER APPRAISAL; ESTATE ADMIN
6	024900	0200	3/12/03	175000	DIAGNOSTIC OUTLIER
6	025000	0025	3/3/03	260000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	025000	0180	12/11/02	298000	DIAGNOSTIC OUTLIER
6	025100	0010	11/5/02	303000	DIAGNOSTIC OUTLIER
6	025100	0065	2/8/02	285000	DIAGNOSTIC OUTLIER
6	066300	0010	8/4/03	480000	OBSOL
6	068500	0030	7/18/03	425000	ActivePermitBeforeSale>25K
6	068500	0145	4/9/03	315000	DIAGNOSTIC OUTLIER
6	068500	0200	4/15/03	490000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	068690	0020	6/10/03	425000	DIAGNOSTIC OUTLIER
6	126620	0090	1/29/02	189000	NON-REPRESENTATIVE SALE
6	142420	0055	3/29/02	320000	DIAGNOSTIC OUTLIER
6	202505	9037	9/25/03	230000	Questional per Appraisal
6	202505	9037	9/25/03	275000	Questional per Appraisal
6	202505	9096	11/27/02	289500	DIAGNOSTIC OUTLIER
6	202505	9131	3/17/03	146018	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	238700	0060	9/13/02	289950	OBSOL
6	278580	0005	10/3/03	480000	ActivePermitBeforeSale>25K
6	278580	0045	1/7/02	320000	QUESTIONABLE PER SALES IDENTIFICATION
6	278580	0065	12/22/03	550000	DIAGNOSTIC OUTLIER
6	292505	9176	1/8/02	47595	EST ADMIN, GUARDIAN, OR EXE REL PARTY, FRIEND,
6	292505	9253	1/30/03	735000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	292505	9299	11/14/02	750000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	325050	0005	10/8/03	375000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	325050	0025	12/5/03	1042250	%COMPL
6	325050	0055	10/28/03	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	325050	0070	6/13/02	394000	QUESTIONABLE PER SALES IDENTIFICATION
6	325050	0106	6/4/02	350000	%COMPL
6	325050	0106	12/19/02	461000	%COMPL
6	325050	0106	11/30/03	600000	%COMPL
6	339150	0055	6/9/03	315600	ActivePermitBeforeSale>25K
6	339150	0140	7/25/03	195000	QUIT CLAIM DEED
6	339150	0160	7/21/03	607500	BAD DATA
6	434880	0015	11/3/03	186000	QUESTIONABLE PER APPRAISER
6	507840	0005	3/18/02	295000	%COMPL
6	507840	0170	8/28/03	505200	TEAR DOWN
6	507840	0185	6/27/02	62151	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
6	571000	0030	3/4/03	650000	DIAGNOSTIC OUTLIER
6	634400	0035	4/23/03	121000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
6	634400	0140	4/15/03	479000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	796390	0100	4/1/02	310000	QUESTIONABLE PER SALES IDENTIFICATION

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	808540	0441	4/9/02	300816	DORRatio
6	808540	0446	11/18/02	395000	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	808600	0006	9/5/03	455000	EXEMPT FROM EXCISE TAX
6	808600	0180	7/6/03	569000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	808660	0015	6/7/02	520000	%COMPL
6	953310	0060	5/27/02	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	953310	0160	11/26/02	379000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
6	953360	0145	5/16/03	338000	DIAGNOSTIC OUTLIER
7	020100	0690	10/1/02	250000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	020100	0690	12/29/03	138907	QUIT CLAIM DEED DORRatio
7	042405	9087	7/23/03	343000	OBSOL
7	042405	9121	2/22/02	165000	Questional per Appraisal
7	051450	0085	10/10/02	73500	QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGHBOR
7	067210	0045	8/4/03	275000	Questional per Appraisal
7	067210	0050	12/6/02	1000000	PersMH0
7	067210	0050	11/15/02	535000	PersMH0
7	085290	0040	4/30/03	273000	NON-REPRESENTATIVE SALE
7	154660	0030	6/17/02	297950	%COMPL
7	154660	0185	7/22/03	475000	RELOCATION - SALE TO SERVICE
7	154660	0245	9/29/03	430000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	154680	0055	6/28/02	179000	Questional per Appraisal
7	177650	0055	2/14/03	579200	Bad Data
7	207770	0005	9/12/02	54779	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
7	207770	0046	4/29/02	394500	DIAGNOSTIC OUTLIER
7	212505	9194	1/2/03	1100000	%Compl ActivePermitBeforeSale>25K
7	233020	0015	8/22/02	318000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	247140	0055	2/17/02	77500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	278500	0520	2/12/03	88000	DORRatio
7	278500	0520	2/11/03	88000	DORRatio
7	278510	0100	10/14/03	309900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	282505	9244	9/6/02	172894	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	326010	0010	12/11/03	10400	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
7	326010	0380	7/30/03	170000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	326020	0050	3/6/02	282000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	330400	0200	7/25/02	245000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	332500	0050	2/11/02	129000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	332505	9030	1/16/03	200000	DIAGNOSTIC OUTLIER
7	332505	9053	6/10/03	701000	PrevImp<=10K DORRatio
7	332505	9118	1/17/03	295000	Bankruptcy
7	332505	9150	6/11/03	558000	DIAGNOSTIC OUTLIER
7	332505	9166	4/11/02	127521	EXEMPT FROM EXCISE TAX DORRatio
7	342505	9057	8/5/02	350000	%Compl DORRatio
7	342505	9076	8/1/03	499950	Trust
7	342505	9215	3/5/03	450000	RELOCATION - SALE TO SERVICE
7	342505	9222	8/19/03	1150000	ActivePermitBeforeSale>25K

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	342505	9239	12/10/03	885000	NON-REPRESENTATIVE SALE
7	342505	9252	11/20/03	925000	UnFinArea
7	342505	9282	7/23/02	280000	TEAR DOWN DORRatio
7	425950	0090	3/20/03	550000	ActivePermitBeforeSale>25K
7	425950	0090	6/11/02	250000	DORRatio
7	610740	0010	9/3/02	74026	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
7	610740	0050	3/29/02	137994	QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGH
7	620550	0320	10/21/02	99000	DORRatio
7	620550	0410	11/4/03	260000	DIAGNOSTIC OUTLIER
7	620610	0060	4/23/03	305200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	737960	0010	7/28/03	295950	DIAGNOSTIC OUTLIER
7	781121	0140	6/23/03	400000	UnFinArea
7	781122	0420	4/5/02	362000	RELOCATION - SALE TO SERVICE
7	804610	0087	6/27/03	650000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	813470	0030	5/24/02	155000	PARTINT (103, 102, Etc.); RELPARTY,FRIEND,OR NEIGH
7	813470	0040	11/14/03	445000	GOVERNMENT AGENCY
7	813470	0070	7/29/03	413244	GOVERNMENT AGENCY
7	813470	0230	8/29/02	397500	GOVERNMENT AGENCY
7	865350	0056	5/1/02	450000	OBSOL
7	883890	0016	12/18/03	390000	ActivePermitBeforeSale>25K
7	883890	0191	12/3/02	555000	RELOCATION - SALE TO SERVICE
7	933280	0170	7/20/02	144826	DORRatio
7	933290	0030	5/20/03	507000	RELOCATION - SALE TO SERVICE
7	933290	0100	12/10/03	418000	RELOCATION - SALE TO SERVICE
7	954160	0165	7/15/03	370000	RELOCATION - SALE TO SERVICE
7	954180	0130	8/1/03	472500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	954200	0165	12/10/03	729000	OBSOL
7	954210	0075	4/22/03	467500	DIAGNOSTIC OUTLIER
7	954250	0170	10/22/02	142133	QUIT CLAIM DEED; RELPARTY, FRIEND, OR NEIGHBOR
7	954260	0060	8/22/02	406070	EXEMPT FROM EXCISE TAX
7	954260	0110	12/2/02	295000	BANKRUPTCY - RECEIVER OR TRUSTEE
7	954270	0080	2/4/02	335950	RELOCATION - SALE TO SERVICE
7	954285	0410	1/9/02	134147	RELPARTY, FRIEND, OR NEIGHBOR; STATEMENT TO
7	954285	0470	12/17/02	29925	PARTIAL INTEREST (103, 102, Etc.); STATEMENT TO
7	954285	0470	7/3/03	29925	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
7	954285	0670	3/18/02	169720	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
10	052405	9027	10/10/03	419000	OBSOL
10	052405	9056	4/4/03	270000	%COMPL
10	052405	9141	9/17/03	300800	DIAGNOSTIC OUTLIER
10	052405	9142	6/15/02	327500	RELOCATION - SALE TO SERVICE
10	052405	9172	8/8/02	92723	QUIT CLAIM DEED DORRatio
10	052405	9208	3/14/03	310000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	052405	9236	8/13/03	825000	DIAGNOSTIC OUTLIER
10	064400	0005	12/9/03	844954	%Compl ActivePermitBeforeSale>25K
10	064400	0040	5/6/02	296000	DORRatio

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Area 92
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
10	064400	0195	9/26/02	338000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	064400	0210	6/7/02	72687	Q.C.D.ASSUMP MORTG W0NO ADDL CONSIDERATION
10	071100	0040	8/22/03	739000	%Compl ActivePermitBeforeSale>25K
10	071100	0120	4/30/02	375000	Trust
10	071100	0125	7/3/02	525000	RELOCATION - SALE TO SERVICE
10	071100	0140	4/25/03	842500	RELOCATION - SALE TO SERVICE
10	082405	9048	3/25/03	585000	DIAGNOSTIC OUTLIER
10	082405	9163	4/9/02	351000	QUIT CLAIM DEED
10	082405	9232	8/22/02	270000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	105620	0010	10/16/02	270000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	156160	0100	10/20/03	680000	%Compl ActivePermitBeforeSale>25K
10	221300	0060	6/20/03	255000	ActivePermitBeforeSale>25K
10	231140	0006	9/30/02	432500	RELOCATION - SALE TO SERVICE
10	231140	0140	7/10/02	300000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	234430	0135	9/22/03	386000	NON-REPRESENTATIVE SALE
10	234430	0211	10/24/03	556000	DIAGNOSTIC OUTLIER
10	245050	0135	7/8/03	665000	DIAGNOSTIC OUTLIER
10	316960	0015	2/25/03	262500	1031 TRADE
10	321060	0070	8/24/02	355000	RELATED PARTY, FRIEND, OR NEIGHBOR
10	321060	0390	10/28/03	365000	ActivePermitBeforeSale>25K
10	321070	0010	12/18/02	315000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	321070	0370	4/21/03	280000	BANKRUPTCY - RECEIVER OR TRUSTEE
10	386040	0120	7/1/02	377500	DORRatio
10	386090	0111	10/14/03	411000	OBSOL
10	668450	0050	4/2/03	275000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	700010	0479	3/1/02	435000	RELOCATION - SALE TO SERVICE
10	700010	0691	10/27/03	525000	DIAGNOSTIC OUTLIER
10	732490	0068	7/8/02	385000	DIAGNOSTIC OUTLIER
10	814610	0105	7/31/03	470000	Bad Data
10	814610	0210	10/22/03	439000	DIAGNOSTIC OUTLIER
10	814610	0230	3/5/03	332650	RELOCATION - SALE TO SERVICE
10	814610	0305	8/1/03	300000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
10	814610	0510	8/29/03	250000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 92

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6	024900	0030	04/08/03	175000	7589	N	N
7	332505	9218	06/23/03	172500	10062	N	N
7	954286	0011	08/01/02	80000	10160	N	N
10	052405	9092	01/15/03	925000	50529	N	N
10	052405	9315	05/06/03	270000	10500	N	N
10	052405	9315	12/10/03	697000	10500	N	N
10	242570	0044	05/02/02	156250	10006	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 92

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	025000	0185	04/23/03	105000	DIAGNOSTIC OUTLIER
6	068680	0080	04/29/03	163000	DIAGNOSTIC OUTLIER
6	325050	0025	04/10/03	350000	NEW IMP
10	052405	9314	01/30/03	230000	NEW IMP
10	064400	0005	03/12/03	270000	NEW IMP
10	064400	0200	09/25/03	141139	NEW IMP
10	071100	0040	01/10/03	305000	NEW IMP
10	156160	0100	01/17/03	310000	NEW IMP
10	156160	0100	10/20/03	58771	STATEMENT TO DOR;
10	242570	0044	03/18/03	735000	DIAGNOSTIC OUTLIER
10	245000	0280	02/05/02	190000	NEW IMP
10	245050	0301	02/21/03	264000	BANKRUPTCY - RECEIVER OR TRUSTEE;
10	573960	1530	02/24/03	90500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr